

Town and Country Planning (Environmental Impact Assessment) Regulations 2011

Request for a “Screening Opinion” in respect of the following development:

Proposed Development:

Demolition of Bottling Hall at Molson Coors Brewing Company Ltd, Station Street, Burton upon Trent

Introduction:

The Council has received the above planning application and is required to adopt a screening opinion as to whether the above development is EIA development requiring the submission of an Environmental Statement.

Schedule 1:

No

Schedule 2:

Yes

The development proposed does not fall within Schedule 1 of the Regulations where an assessment is mandatory. However on the basis of interpreting the Regulations as having “wide scope and broad purpose”, I recommend a precautionary approach as the existing development falls within Schedule 2, Category 7 (d) as Brewing and Malting and Schedule 2, Category 13 (b) requires any change to or extension of development of a description listed in Paragraphs 1 to 12 of Schedule 2 to be screened.

Town and Country Planning (Environmental Impact Assessment) Regulations 2011

In respect of Schedule 2 development, an assessment will only be required if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 require regard to be had to Schedule 3 of the Regulations when considering whether an Assessment should be required, including the following:

1. Characteristics of the development – size of the development, cumulative effects with other development, use of natural resources, production of waste, pollution and nuisances, risk of accidents with regard to substances or technologies utilised.
2. Location of the development: the environmental sensitivity of geographical areas likely to be affected must be considered, in particular
 - the existing land use,
 - the relative abundance, quality and regenerative capacity of natural resources,
 - the absorption capacity of the natural environment, with particular emphasis to the following areas:

- (i) wetlands
- (ii) coastal zones
- (iii) mountain and forest areas
- (iv) nature reserves and parks
- (v) areas designated by Member states
- (vi) where environmental quality standards have been laid down in Community legislation and have been exceeded
- (vii) densely populated areas
- (viii) landscapes of historical, cultural or archaeological importance.

3. Characteristics of the potential impact, with regard to :

- The extent of the impact
- Transfrontier nature of the impact
- Magnitude and complexity of the impact
- Probability of the impact
- Duration, frequency and reversibility of the impact

In assessing whether an Environmental Assessment will be required, Column 2 adds that in the case of changes or extensions to development listed in paragraphs 1 to 12 an EIA is more likely to be required if the development as changed or extended may have significant adverse effects on the environment: or in relation to development of a description in mentioned in column 1 of this table, the thresholds and criteria in the corresponding part of column 2 of this table applied to the change or extension are met or exceeded.

Assessment:

The site area is 0.87ha, set within the existing Molson Coors brewery and results in the demolition of the existing bottling hall which has become obsolete. No new build is at this stage proposed. Under Schedule 2 7(d), where extensions of over 1000m² are proposed then it is more likely an EIA will be required; as stated above no new build is proposed, so it is not considered an EIA will be required under Schedule 2 7(d) or under 13(b)(ii).

Under Schedule 2, 13(b)(i) it must be considered if the development as changed or extended may have significant adverse effects on the environment. In this instance the demolition is not considered to have any adverse impacts on the environment. A full asbestos survey suitable for the purposes of demolition has been commissioned, and all issues identified in this report will be appropriately planned for, and are covered under alternative legislation in relation to public health. Appropriate measures are to be provided in relation to noise and dust suppression to ensure there are no adverse impacts on neighbouring residential properties. Issues in relation to ecology are covered by alternative legislation.

Given the above it is considered that the demolition will not have significant adverse effects on the environment, and therefore a formal Environmental Statement will not be required.

Recommendation:

A formal screening opinion to be adopted that Environmental Assessment will not be required

Team Leader/Planning Manager comments:

The following decision is made by the undersigned in accordance with powers delegated to the undersigned under the provision of S101 of the Local Government Act 1972.

A formal Environmental Statement is not required in respect of the development as proposed.

Team Leader/Planning Manager

Signature:



Date: 14th October 2011



NORDER

Structural and Civil Engineering Consultants

6660/SWG/KG

6 October 2011

Mr Jim Malkin
Planning Department
East Staffordshire Borough Council
The Maltsters,
Wetmore Road,
Burton upon Trent,
DE14 1LS

P/11/01180



NO fee req'd. &
P/2011/01180

Dear Sirs,

**Molson Coors Brewing Company Ltd, Station Street – Burton Upon Trent
Existing Bottling Hall Proposed Demolition Works – Screening Opinion**

On behalf of our Client, Molson Coors Brewing Company Ltd, please consider this letter as a request for screening opinion from you regarding the proposed demolition of a bottling hall building on the Molson Coors site in Burton Upon Trent.

To assist with your considerations we attach sketches 6660/01 & 02 indicating the extent of the proposed works together with the commentary below.

- The works are to remove a bottling hall building which contains obsolete process bottling plant.
- A new state of the art bottling line will be introduced to replace the obsolete plant.
- The new bottling line requires equally modern services and infrastructure facilities rendering the existing bottling hall building redundant.
- A new technically advanced bottling hall building will be constructed on the footprint of the redundant bottling hall to house the new bottling line.
- The existing bottling hall was constructed and extended several times over the last 40 years. The original building is a steel framed lattice trussed construction with bitumen felt flat roof and areas of glazed panels. The walls are constructed of proprietary cladding panels, small areas of masonry and glazing panels.
- Suitable salvaged demolition materials – concrete, brick etc are to be removed from site and crushed as not to cause nuisance to local residents or business owners. The material will be imported back to site and used as fill material to suit local ground levels.
- Steel from the demolished buildings and structures is to be removed from site and recycled.
- All drains are to be protected and appropriately sealed for potential re-use.
- No water courses will be affected by the planned works.

Norder Design Associates Limited.

Beech Lawn, Green Lane, Belper, Derby, DE56 1BY

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East Staffordshire Borough Council – Mr J Malkin
6 October 2011

- Tenders for the demolition works are being obtained from suitable specialist and competent demolition contractors
- All demolition works will be actioned in an appropriate manner to minimise disturbance and nuisance etc to the surrounding residents and adjacent properties with the appropriate suppression of dust and noise.
- An asbestos register for the buildings is available and will be presented to the demolition contractors.
- An asbestos survey suitable for the purposes of demolition has been commissioned by the Client to identify and appropriately plan for the removal of all asbestos containing materials.

Thank you for your continuing help with this matter. Should you have any queries please phone.

Yours faithfully,
NORDER DESIGN ASSOCIATES LIMITED

STEVEN W GODDARD

Cc Tony Lenihan – Molson Coors

P/11/01180

RECEIVED

- 6 OCT 2002

NORDER
SKETCH

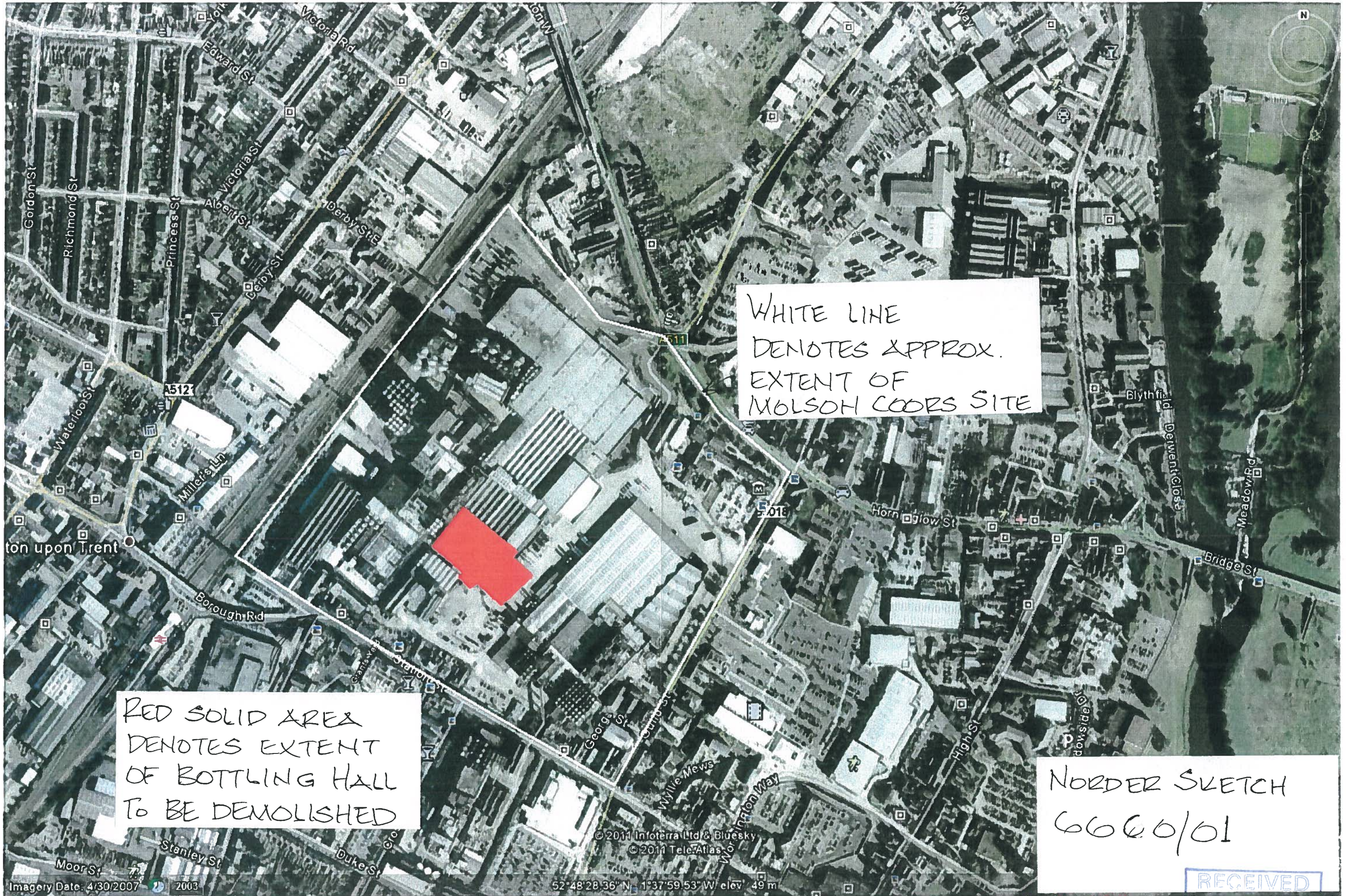
0660/02

RED LINE DENOTES
EXTENT OF
BOTTLING HALL TO
BE DEMOLISHED

© 2001 InSterra Ltd & Bluesky
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52°48'24.77" N 1°38'09.88" W elev. 51 m

2003



WHITE LINE
DENOTES APPROX.
EXTENT OF
MOLSON COORS SITE

RED SOLID AREA
DENOTES EXTENT
OF BOTTLING HALL
TO BE DEMOLISHED

NORDER SKETCH
6660/01

RECEIVED
- 6 OCT 2011

P/11/01180

Imagery Date: 4/30/2007 2003

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52°48'28.36" N - 1°37'59.53" W elev 49 m