Town and Country Planning (Environmental Impact Assessment) Regulations 2011

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

the submission of an Environmental Statement.

	Proposed Development:
	Demolition of the Maltings at the North Brewery
	Introduction:
ı	The Council has received the above planning application and is required to adopt screening opinion as to whether the above development is EIA development requiring

Schedule 1: No	Schedule 2:	Yes
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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.

Circular 2/99:

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. Circular 2/99: Environmental Impact Assessment requires regard to be had to Schedule 3 of the Regulations when considering whether an Assessment should be required.

- 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:

In assessing the proposal in the context of the above, the Council's view is that it is a development of no more than local importance. The site area is 0.79ha, set within the existing Molson Coors brewery and results in the demolition of the 'Coors' tower and associated Maltings, no new build is at this stage proposed. Under Schedule 2, 7(d) where extensions of over 1000m^2 are proposed then it is more likely a 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, the applicant has advised that ecology surveys have been undertaken, and nothing has been identified as requiring mitigation. Suppression of dust and noise, so to reduce the impact on neighbours will be actioned as part of the scheme. A full asbestos survey suitable for the purposes of demolition has also 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.

Given this 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.

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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 Ac 1972.
A formal Environmental Statement is not required in respect of the development as proposed.
Team Leader/Planning Manager
Signature: f. Roebruck Date: 30th September 2011.

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P/11/01071

p/2011/01071 No fee regid.

6535/SWG/KG

8th September 2011

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

CURPORATE SERVICES 12 SEP 2011 22110

Dear Sirs,

Molson Coors Brewing Company Ltd, Station Street – Burton Upon Trent The Maltings, North Brewery Proposed Demolition Works - Screening Opinion

Our Richard Peck attended a meeting recently with your colleague Phillip Somerfield regarding our Clients intention to demolish a number of structures on the Molson Coors Brewery Site in Burton upon Trent. In the meeting Mr Somerfield requested a screening application be made by our Client to your department providing commentary on the proposed demolition works and for screening opinion from East Staffordshire Borough Council.

Therefore 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 The Maltings at the North Brewery.

To assist with your considerations we attach sketches 6535/01 & 02 indicating the extent of the proposed works together with the commentary below.

- The works are to remove redundant buildings and related structures, generally as illustrated on the attached sketch.
- Suitable salvaged demolition materials concrete, stone, brick etc are to be removed from site and crushed as not to cause nuisance to local residents, business owners or Railtrack. 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.
- Timber and slate from the demolished buildings and structures is to be removed from site and re-cycled.
- All redundant drains are to be protected and appropriately sealed.
- No water courses will be affected by the planned works.
- We are in dialogue with Railtrack to ensure all works satisfy the rail operators requirements

Norder Design Associates Limited. Beech Lawn, Green Lane, Belper, Derby, DE56 1BY Telephone: 01773 824414 Facsimile: 01773 823305 E Mail: enquiries@norder.co.uk

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- An ecology survey of the site and buildings has been carried out and nothing has been identified that would require special action/measures to be taken.
- 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







