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Reply to: Chanelle Brodie
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Our ref: G/101
Your ref:
Date: 30 May 2008

Dear Stuart Rackham

Request for Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Proposal: Mixed Use residential and commercial development comprising of conversion of existing buildings and development of new residential dwellings which will create approximately 250 new residential units, 78,000 sq ft of commercial (Class A1/A3 and B1) floorspace, 3,500 sq ft of community/cultural floorspace and 245 car parking spaces.

Site Address: Former Elizabeth Shaw Chocolate Factory, Greenbank Road, Easton, Bristol

I refer to the above proposal and your letter dated 14.05.08. I am writing to inform you of the Local Planning Authority's formal screening opinion under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999

I can confirm that the local planning authority is of the view that the redevelopment proposals fall within part 10 (b) of Schedule 2 of the Regulations. The proposals are considered to be an urban development project proposed for a site where the development area exceeds 0.5 hectares.

As a Schedule 2 proposal an environmental impact assessment would only be required if the development is likely to have significant effects on the environment by virtue of its size, nature and location. Schedule 3 of the Regulations requires the consideration of three matters in screening Schedule 2 developments, as follows.

- Ø Characteristics of development
- Ø Location of development
- Ø Characteristics of the potential impact

Having assessed the proposal against the above matters the local planning authority consider that the proposed redevelopment would not have the potential to have significant effects on the environment and that the proposal does not require an Environmental Statement, under the terms of the 1999 Regulations, to accompany any future planning application.

There is of course the Planning Performance Agreement in place, it should be appreciated that this process will enable both parties to agree the nature of other documentation that will be required for submission with the planning application.

Yours sincerely,

Nigel Butler
Area Planning Coordinator
South and East Area Planning Team

C.C.

Chanelle Brodie :- Senior Planning Officer

Planning, Transport & Sustainable Development

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