

SR.MS.BRS.0290

14<sup>th</sup> May 2008

The Head of Planning  
Bristol City Council  
Brunel House  
St Georges Road  
Bristol  
BS1 5UY



F.A.O. Channele Brodie

Dear Sir/Madam

Elizabeth Shaw Chocolate Factory, Greenbank  
Request for Environmental Impact Assessment (EIA) Screening Direction – Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999

I write in respect of the proposed redevelopment of the above site which is the subject of on going pre-application consultation.

Pegasus Planning Group (on behalf of the developer), the City Council and other key stakeholders have signed up to a Planning Performance Agreement (PPA) that requires them to engage in pre-application consultation.

In this respect a public exhibition has been held (on 18<sup>th</sup> and 19<sup>th</sup> April 2008) and initial concept plans have been submitted to the City Council. These plans show the proposed conversion of the 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.

#### EIA development

As well as this proposal requiring planning consent, it is also appropriate to consider whether it would constitute EIA development. The Town and Country Planning (Environmental Impact Assessment) Regulations 1999 and the Environmental Impact Assessment Circular (02/99) notes that the relationship between any given development and its location is a critical consideration. Generally, for any given development proposal the more environmentally sensitive the location, the more likely it is that the effects will be significant and will require an EIA.

The proposal and site are not located within an environmentally sensitive area, however given the size and scale of the proposed development it is appropriate that the development is screened for the need for an EIA.

2-10 Kings Parade Mews

Clifton

Bristol

BS8 2RE

**T** 0117 946 4710

**F** 0117 973 0020

Also at:  
Birmingham  
Cambridge  
Cirencester  
Nottingham

Pegasus Planning Group LLP is a limited liability partnership registered in England and Wales partnership number OC305545

Registered Office:  
6-20 Spita'gate Lane,  
Cirencester, Gloucestershire,  
GL7 2DE

The Local Planning Authority are required to consider whether a proposed development requires an EIA and, in this respect, need to consider whether the development is described in Schedule 1 or Schedule 2 of the EIA regulations.

EIA Screening Request

It is our opinion that the proposed redevelopment of the Elizabeth Shaw Chocolate Factory site for a mixed use residential and commercial development as indicated on the initial concept plans, does not constitute EIA development as described in Schedule 1 or 2 of the Regulations and does therefore not require an Environmental Statement to be submitted with the application.

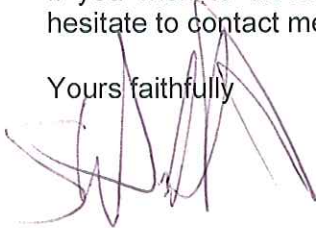
I would be grateful if Bristol City Council confirm this Screening Direction, namely that an Environmental Statement in support of the planning application is not required.

To enable this assessment to be made I enclose one copy of the following:

1. Site Location Plan;
2. Copy of The Draft Concept Plans submitted to Bristol City Council on 9<sup>th</sup> April 2008;

If you wish to discuss the matters raised in this letter further, please do not hesitate to contact me.

Yours faithfully



Stuart Rackham  
Principal Planner

Enc

cc J Tarzey – Pegasus Planning Group (letter only)  
S Storey – Square Peg (letter only)  
G Ferguson/A Carswell – AFM Architects (letter only)