

HG/JC/2753

20th March 2023

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

**2023/62/90668/E Erection of B2/B8 Industrial Unit and associated works,
at Grange Moor Coachworks, Barnsley Road,
Grange Moor, Huddersfield, WF4 4DR.**

Further to our submission of the above planning application, we request an Environmental Impact Assessment Screening Opinion as triggered by Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regs).

The proposed development site extends to 7.2 hectares which exceeds the threshold of set out in the EIA Regs, which for industrial estate development projects is 5 hectares. However, the proposed developed area for this application is less than 2 hectares as the application site includes the large field to the south which forms part of the application site to accommodate the drainage for the scheme, as well to help with screening the site and other environmental and bio-diversity net-gain measures.

To help assess this request we set out the following information as set out in the EIA Regs Screening Matrix.

5.1 The proposed development requires some cut and fill to provide a level base for the proposed building.

5.2 The proposed development will not use natural resources or materials/minerals that are in short supply. The proposed development includes measures to supply energy from renewable sources such as solar panels and the replacement of a wind turbine, but the end user will require additional power provided from the National Grid.

5.3 There are no areas around the proposed development that contain important, high quality, or scarce resources which could be affected by the project.

6.1 The existing building and structures will be demolished and the concrete and brick from the site will be broken up and collected by a local quarry and distributed for use in local construction projects.

7.1 The proposed development will not release pollutants or any hazardous, toxic or noxious substances. An Air Quality Screening Assessment prepared by SRL accompanies the planning application.

7.2 A Noise Impact Assessment that has been prepared by SRL accompanies this planning application. The Noise Impact Assessment concludes that the impact from noise will not materially impact neighbouring amenity in accordance with Policy LP52.

7.3 The proposed development will not lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters or groundwater.

7.4 A Phase One Desk Study and Coal Mining Risk Assessment prepared by Rogers Geotechnical Specialist accompanies this planning application. The report identifies areas of ground contamination and potential stability issues and recommends further intrusive site investigations. However, the proposed development will include the remediation of the contaminated land and unstable land.

8.1 The contractor will prepare a Health and Safety plan to mitigate against risks of major accidents during construction and decommissioning. Once complete the building will accommodate an existing business that has a track record of no major accidents.

8.2 A Construction Environmental Action Plan will be prepared that will demonstrate how the contractor will manage and mitigate risk to the local population during construction. The business operation that will use the building will not possess risk to the local population.

9.1 There are no water resources on or around the site that could be affected by the project.

10.1 An Ecological Impact Assessment (EclA) that was undertaken by JCA accompanies this planning application. The report identifies recommendations and concludes by explaining that with the implementation of the mitigation and precautionary measures specified, the proposed development is not anticipated to result in any significant adverse residual effects to important ecological features. Also accompanying the planning application is a Biodiversity Accounting Assessment that identified that the Proposed Development would have a net a of +23.40 habitat BU, equivalent to a net gain of +78.85% and a net gain +11.40 hedgerow BU, equivalent to a net gain of +477.82%.

10.2 See above (10.1)

11.1 A Landscape and Visual Appraisal (LVA) has been prepared by Zebra Landscape Architects and has been submitted as part of the application. The purpose of the LVA is to review landscape character and visual amenity, and to assess the resulting landscape and visual effects of the proposed development on the receiving landscape receptors and visual receptors.

11.2 The Landscape and Visual Appraisal referred to above assesses how visible the proposed development will be from populated areas.

12.1 There are no areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project.

13.1 There are no routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?

13.2 A Transport Assessment prepared by Sandersons accompanies this planning application and assesses the impact of the proposed development on the local highway network. The assessment concludes that the development is not anticipated to have a discernible adverse effect on the operation of any of the junctions considered within the Transport Assessment.

14.1 There are no existing land uses or community facilities on or around the location which could be affected by the project.

14.2 There are no plans for future land uses on or around the location which could be affected by the project.

15.1 The location of the proposed development is not susceptible to earthquakes, subsidence, landslides, erosion, or extreme/adverse, climatic conditions.

16.1 There are no other planned projects in the area so there will be no cumulative impacts of the proposed development, with others, during the construction stage.

17.1 The proposed development will not result in any transboundary effects.

I hope the information above is sufficient for you to conclude that an Environmental Impact Assessment is not required, but please let me know if you require any further information on this matter.

Yours faithfully

Hamish Gledhill BSc (Hons), Dip TP, MRTPI