THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 SCREENING MATRIX

1. CASE DETAILS			
Case Reference	2023/90668	**Brief description of the project / development**	Erection and operation of a single building comprising a Sui Generis land use limited to the purpose of storage, assembly, sale and distribution of custom-built computers, laptops and their components as well as any associated works (those being drainage, access, hard and soft landscaping) within the red-line boundary alongside business operations pursuant to the effective administration of the Sui Generis use
Applicant	PCS Property Solutions		
LPA	Kirklees Council		

2. EIA DETAILS	
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?	No
If YES, which description of development (THEN GO TO Q4)	-
Is the project Schedule 2 development under the EIA Regulations?	Yes
If YES, under which description of development in Column 1 and Column 2?	10. Infrastructure Projects – (a) Industrial Estate Development Projects – The Site Area Exceeds 5 Hectares
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	No – The nearest SSSI is within Wakefield District (New Hall Wood) 4.5km to the east of the site. The nearest ancient monuments are 3km away in Round Hill Wood and Emley
If YES, which area?	-
Are the applicable thresholds/criteria in Column 2 exceeded/met?	Yes
If yes, which applicable threshold/criteria?	The site is 7.2HA in area and therefore exceeds 5HA
3. ENVIRONMENTAL STATEMENT	
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	N/A

Intentionally Blank

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
	Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is **reliant on specific features or measures** of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment **these should be identified in bold**.	
4. NATURAL RESOURCES				
4.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	Topography will change due to site levels and cut and fill for building floor plate and car park during construction and operation.	No	The effect is highly unlikely to be significant based upon the size of the buildings and proposed level changes indicated on the submitted section plans.
4.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes	Topography will change due to site levels and cut and fill for building floor plate and car park during construction and operation. The development will utilise resources on and off site. Inevitably, the construction and operational phases of the Proposed Development will result in some increases in the use of resources such as water, land, materials and energy.	No	No resources have been identified that are in short supply that may otherwise cause a significant effect on the environment. It is not considered that the design of the scheme is reliant on a particularly resource that may put pressure on the environment and it is assumed that the scheme can be re-designed to account for resource shortages should any incur a significant effect on the local environment. 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.
4.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g.	No	None known.	N/A	

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
forestry, agriculture, water/coastal, fisheries, minerals?				
5. WASTE				
5.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	During construction and operation. 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.	No	As with nearly all construction, the Proposed Development will result in waste materials from the preparation and undertaking of works. Construction waste would be reused and recycled where possible and any waste will be managed in accordance with all applicable legislation and disposed of in line with best practice. A Site Waste Management Plan will be developed and implemented during the construction phase. Once operational, the Proposed Development will generate waste typical of a modern, commercial development, and this will be collected and disposed of by the relevant municipal waste operator in line with best and licensed practice. A Waste Management Strategy could be devised to ensure waste is managed appropriately in line with the Waste Hierarchy. This is likely to be required by condition under a grant of planning permission, if awarded. No significant effect is identified.
6. POLLUTION AND NUISANCES				
6.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Low level emissions would be expected due to vehicles travelling to and from the Site, during both construction and operation. Additionally, the Proposed Development may result in minor dust emissions during construction phases.	No	It has not been indicated by the applicant that any pollutants will be released during construction and operation of the site by land uses that would not otherwise be associated with an industrial estate of this nature. As such, the likelihood of a significant effect being generated is considered low. An Air Quality Screening Assessment prepared by SRL accompanies the planning application.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
6.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Potential for an increase in light, noise and vibration.	No	It is considered that any noise and light effects will be modest, with such effects further controlled/minimised by conditions recommended by the KC Pollution Control team. As such, the likelihood of a significant effect being generated is considered low when compared to the use of part of the site.
6.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	Potential for contamination during the construction and operational phases should materials, particularly raw materials, not be handled correctly.	No	Best practice measures will be used to reduce the risk of contamination of soil and water during construction implementation of a CEMP. The application will be supported by a Flood Risk Assessment and a sustainable drainage strategy (SuDS), which will be designed to reduce the risk of contamination during the operational phase. The planning application will be supported by a Ground Conditions report, which would identify adverse effects and ensure that these are adequately accounted and mitigated for during the site preparation phase. It is anticipated that the LLFA will also require a temporary drainage management plan to control impacts during the construction phase. As such, the likelihood of a significant effect being generated is considered low.
6.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	There are no AQMAs or similar designations with environmental restrictions within the local area of Grange Moor.	N/A	
7. POPULATION AND HUMAN HEALTH				
7.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during	No	No risks for major accidents are identified other than those commensurate with the construction and operation of a typical industrial estate/industrial unit.	N/A	

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
construction, operation or decommissioning?				
7.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No	No such risk is currently identified at this stage of the planning process.	N/A	
8. WATER RESOURCES				
8.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	Owing to the nature of the development, a significant amount of impermeable area will be created that could have an impact on watercourses should the development be designed incorrectly.	No	It is considered that National and Local Planning Policy is sufficiently robust to ensure that the development is designed so as not to increase flood risk on-site and elsewhere. Indeed it is likely that this scheme will have the potential to provide betterment in the short term than the current status quo given the on-site requirements for accommodating surface water storage for a 1 in 100 year storm event plus a further 30/45% storage up lift to account for climate change. A Flood Risk Assessment has been provided with the application, alongside a drainage strategy, therefore any surface, ground and waste water alongside the potential for pluvial and fluvial flooding events will be captured within that document and appropriately reviewed by the Lead Local Flood Authority.
9. BIODIVERSITY (SPECIES AND HABITATS)				
9.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of	No	The site is not within or adjacent a designated protected biodiversity or geodiversity area of any geographical importance. The nearest Local Wildlife Site is Kirkby Wood 1.8km south east of the site, but this asset is not considered 'adjacent' to the development site, and is highly	N/A	

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).		unlikely to be affected by the proposed development. An Ecological Impact Assessment (EcIA) by JCA has been submitted with the application. The submitted reports provide a comprehensive assessment of the site and lay out the potential impacts on ecological receptors, brought about by the proposed development. Overall, the site is of limited ecological value, comprising of species poor modified grassland with limited opportunities for protected species, given the intense grazing regime currently undertaken at the site.		
9.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	The EcIA identifies a number of protected species that will require further survey work to be undertaken to understand impacts of the development more precisely.	No	An Ecological Impact Assessment (EcIA) by JCA has been submitted with the application. The submitted reports provide a comprehensive assessment of the site and lay out the potential impacts on ecological receptors brought about by the proposed development. Overall, the main effects of the development on protected species occur from installation of the drainage attenuation as this is the part of the red line boundary which is currently subject to an open field and pond. There is some bat roost potential within the existing buildings, but the presence will need to be further identified through survey work. Overall, though effects to protected species are possible, the scope of the effect is considered to be highly likely to not be significant.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
10. LANDSCAPE AND VISUAL				
10.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project?[1] Where designated indicate level of designation (international, national, regional or local).	No	The site is 6.7km distant from Castle Hill and a setting study identifies that the development site sits behind a 'significant ridgeline' known as Lepton Edge. The development application has been supported by a Landscape Visual Appraisal which highlights that, at a survey height of 18m AGL, the development will sit below Lepton Edge. It is therefore considered that the development will not interfere with the designated ancient monument.	N/A	
10.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes	Given the location of the development site adjacent the intersection of the A641 (Wakefield Rd) and the A637 (Barnsley Road), the development will be visible to a significant volume of passing vehicles.	No	The site, where the building is to be erected, is currently used by Grange Moor Coach Works, Holgate Construction Ltd and a small café. These uses, predominantly the Coach Works, incur the placement of many disused vehicles on the site. By comparison, the modern building that is proposed is likely to be no worse than the current site appearance, and therefore the likelihood of an adverse effect in respect of appearance is not considered to be at a significant level.
11. CULTURAL HERITAGE/ARCHAEOLOGY				
11.1 Are there any 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 (including potential impacts	No	No nearby designated heritage assets are identified that will be affected by the proposal. West Yorkshire Archaeology Advisory Service advise that there is the potential for archaeological remains in the southern field within the red line boundary that may be impacted by the proposed drainage attenuation.	N/A	

[1] See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).		That being said, WYAAS have confirmed that the importance of this area is such that it can be covered through a watching brief and archaeological recording secured by condition on the planning application.		
12. TRANSPORT AND ACCESS				
12.1 Are there any 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?	No	No direct paths to facilities are present on or adjacent the site. It is likely that pedestrian and cycle improvements will be secured for Grange Moor roundabout as well as the immediate highway network leading to the development site as a result of the planning application.	N/A	
12.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	The constraints of the highway layout within Flockton could be exacerbated by the size and increased frequency of delivery vehicles which will visit the proposed use.	No	It is anticipated that the planning application will secure robust measures to prevent large articulated vehicles (pursuant to the use) from using Flockton as a route to and from the site. By consequence significant adverse impacts are not anticipated to be exacerbated by the proposed development when allowing for appropriate design and restrictions on the access to and from the site. In respect of the capacity Grange Moor Roundabout, any issues which arise from the traffic impact assessment will be required to be mitigated for through off-site highway works that offset the development's impact, if any.
13. LAND USE				
13.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities	No	Residential uses are located to the north of the development site, but given their distance and height, it is not anticipated these units will be unreasonably affected in respect of their amenity by comparison to what is currently being undertaken on the site. Impacts on the	N/A	

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
relating to health, education, places of worship, leisure /sports / recreation.		Blacksmith Arms hotel and public house are determined to be similarly limited.		
13.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	None known.	N/A	
14. LAND STABILITY AND CLIMATE				
14.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Yes	The site is designated by The Coal Authority as being within a high risk coal mining area.	No	It is anticipated that the supporting Geo-environmental document will account for any mining legacy risk and unidentified coal measures by providing appropriate avoidance and/or foundations designs for the proposed development. As such, the likelihood of a significant effect being generated is considered low.
15. CUMULATIVE EFFECTS				
15.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	No other major development is identified as being committed to within the immediate vicinity.	N/A	
16. TRANSBOUNDARY EFFECTS				
16.1 Is the project likely to lead to transboundary effects?[2]	No	The site is not on the coast and not near an international border.	N/A	

[2] The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

17. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

Though it has been identified that the proposed development has the potential to create environmental effects in some respects, these are anticipated to be moderate and potentially positive in some areas (i.e. off-site infrastructure mitigation and on-site renewable energy). Those effects from the site that are adverse/negative are anticipated to be able to be managed through the standard Development Management process under the National Planning Policy Framework, the Development Management Procedure Order 2015 (as amended), the Town and Country Planning Act 1990 (as amended), the Listed Building and Conservation Areas Act 1990 (as amended), Contaminated Land Regulations 2006 and the Environmental Protection Act 1990.

For the reasons explained in this Screening Opinion assessment, the development is not required to provide an Environmental Statement. This conclusion is contingent on the information submitted for the purpose of this Screening Opinion, which is limited, and which could be subject to change dependent on further details emerging that are not otherwise known at the time of writing. It is therefore recommended that, while the Local Planning Authority are of the opinion that the proposed development does not require an Environmental Statement prepared in accordance with the Environmental Impact Assessment Regulations 2017, this does not preclude a further Screening Opinion being sought by the applicant should further information come to light or circumstances in respect of local designations change.

18. SCREENING OPINION DECISION

Is an ES required?	No

19. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	**OUTCOME**	
Is likely to have significant effects on the environment	ES required	✗
<u>Not</u> likely to have significant effects on the environment	ES not required	✓

20. REASON FOR SCREENING

Request for EIA screening received (Acumen Architecture letter, 20th March 2023). EIA Regulations 2017 – Sch.2 Development – 10. Infrastructure – (a) Industrial Estate projects, the development area exceeds 5 hectares in size.

NAME	*Richard Gilbert* (KC Senior Planner – Majors and Minerals Team)
DATE	02/06/2023