

TWC/2023/0701

Magna International Holding (UK) Ltd, Cosma Castings UK Ltd, Telford 54 Business Park, Naird View, Nedge Hill, Telford, Shropshire, TF3 3AN

Erection of extension to existing industrial building (Use Class B2 with ancillary B1 and B8) and associated site works including construction of additional car parking, erection of a gatehouse and temporary use of land as a construction compound incorporating storage area, site offices and car parking ***Amended Plans Received***

APPLICANT

Magna International Holding (UK) Limited,

RECEIVED

20/09/2023

PARISH

Hollinswood and Randlay

WARD

The Nedge

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT INVOLVES COUNCIL OWNED LAND FOR A PROPOSAL WHICH CREATES MORE THAN 10,000SQM OF GROSS FLOOR AREA.

<https://secure.telford.gov.uk/planning/paapplicationsummary.aspx?applicationnumber=TWC/2023/0701>

1. SUMMARY RECOMMENDATIONS

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to conditions, informatives and the applicant entering in to a Section 106 agreement to secure financial contributions.

2. SITE AND SURROUNDINGS

- 2.1 The site subject to this application is located on the east of Telford in the T54 Strategic Employment Area.
- 2.2 The site is partly bound by Naird Lane to the north and east (and other buildings within the T54 employment area) and agricultural land to the remaining south and west boundaries. The nearest residential properties lies in excess of 250m to the south-east.
- 2.3 The application site comprises 11 hectares and is currently occupied by an existing building of 24,163sqm gross internal floorspace, being utilised under Use Classes B1(b), B1(c), B2 and B8.
- 2.4 Magna Costings Ltd (the Applicant) are an aluminium casting foundry which operates 24 hours a day and employs in the region of 230 people on a shift pattern basis. Their end product is that of high quality alloy castings for the automotive industry.
- 2.5 A swathe of land located to the south and east of the application site is protected by the Council's Green Guarantee, as well as a number of pockets of this being located within the Green Network.

- 2.6 The area of land to be developed through this proposal relates primarily to low-value grassland, with the surrounding woodland/Green Network falling outside of the site boundary. A number of mature tree specimens are located immediately adjacent the proposed compound.
- 2.7 The administrative boundary between Telford & Wrekin Council and Shropshire Council lies to the east of the application site.

3. PROPOSAL

- 3.1 This application seeks full planning permission for the erection of a (southern) rear extension to the existing industrial building and associated site works including construction of additional car parking, erection of a gatehouse and temporary use of land as a construction compound incorporating storage area, site offices and car parking.
- 3.2 The proposed extension has a net additional gross internal floorspace of 11,119sqm. Thus, taking the total gross internal floorspace of the building to 35,282sqm; an increase of 46%. A new 15sqm gatehouse is also proposed as well as a 19.5m deep servicing yard to the south and additional parking facilities to the north.
- 3.3 The proposed extension is thought to generate around 62 new employment opportunities at the site – in addition to those created through the construction phase of the development.
- 3.4 The proposed extension seeks to provide the foundry with an area for tool storage and maintenance, a two-storey internal modular building for ancillary offices, two die-casting units to support manufacturing of additional product lines. Additionally, the shipping area to the west is to be extended to provide room for finished goods storage, packaging and export of goods.
- 3.5 A temporary contractor's compound is proposed to the east of the site, on land currently owned by Telford & Wrekin Council. This compound has already been granted a temporary (two year) consent under a separate application (TWC/2023/0782).

4. PLANNING HISTORY

- 4.1 TWC/2023/0701 – Proposed temporary change of use of land as a construction compound incorporating a storage area, site offices and temporary car parking – Full Granted 17/11/2023.

TWC/2026/0471 – Reserved matters application for the erection of a 24,163sqm industrial building, pursuant to outline planning permission TWC/2025/0666 (Plot 6) - Reserved Matters Granted 18/08/2016.

TWC/2015/0666 – Outline application for upto 60,000sqm employment development with the creation of 2no access points of Naird Lane, with all other matters reserved – Outline Granted 23/03/2016.

EIA/2014/0011 – Proposed Use Class B1, B2 & B8 employment development comprising upto 75,000sqm floorspace on Plot 6 and upto 30,000sqm on Plots 1-5 – EIA not required 26/09/2014.

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford and Wrekin Local Plan (2011-2031)
 - SP1 Telford
 - SP4 Presumption in favour of sustainable development
 - EC1 Strategic employment areas
 - EC2 Employment in the urban area
 - NE1 Biodiversity and geodiversity
 - NE2 Trees hedgerows and woodlands
 - NE6 Green Network
 - C1 Promoting alternatives to car
 - C3 Impact of development on highways
 - C5 Design of parking
 - BE1 Design Criteria
 - BE9 Land stability
 - BE10 Land contamination
 - ER9 Waste planning for commercial, industrial and retail developments
 - ER11 Sewerage systems and water quality
 - ER12 Flood Risk Management

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through a site notice, press notice and direct neighbour notification. As a result no representations have been received.
- 6.2 Prior to the submission of the application, the applicants were encouraged to undertake a community engagement exercise. The applicants made direct liaison was made with neighbouring properties, Ward Members and the Parish Council and this is set out within the applicants submitted Statement of Community Involvement.

7. STATUTORY REPRESENTATIONS

- 7.1 Hollinswood & Randlay Parish Council – **Support:**
Pleased to support this application.

7.2 Highways, Biodiversity, Drainage, Environmental Health – **Support subject to conditions**

7.3 Active Travel England – **No objection, standing advice.**

7.4 Shropshire Fire Service – **Comment:**

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" document.

7.5 Cadent Gas – **No objection, informative note required.**

8. APPRAISAL

8.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of development /Design
- Impact on the amenity of adjacent properties / uses
- Highways impacts
- Drainage
- Ecology and Trees
- Other matters
- Planning obligations

8.2 Principle of development/Design

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the Telford & Wrekin Local Plan (TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.

8.3 The site lies within the built-up area of Telford whereby the principle of development is accepted subject to meeting criteria set out within all other policies.

8.4 The whole of the application site is designated as part of the Telford T54 Strategic Employment Area (Policy EC1) and forms part of an allocated employment site (site ref: EC19).

8.5 The site is not subject to any other planning policy designations.

8.6 In terms of design, the proposed extension will mirror the heights and widths of the existing building and will also see a continuation of the existing material palette seen on-site with the inclusive of the mosaic panelling seen across the most prominent eastern elevation. It is considered that the continuation of this design rationale is both aesthetically pleasing and functional for the end user.

8.7 As such, the proposal is considered to comply with policies SP1, SP4, EC1, EC2 and the relevant parts of BE1 of the Local Plan.

8.8 Impact on the amenity of adjacent properties/uses

The proposed extension measures a total of 114m in width (30.4m of this being a shipping area) and 96m in depth. The height of the main extension is proposed to be

16.3m to match the height of the existing foundry with the shipping area extension at a reduced height to match the existing building in this area.

- 8.9 The nearest neighbouring residential property is located in excess of 250m south-east and is not considered to be affected by the development in terms of overlooking or overbearance.
- 8.10 The foundry has been operational for many years without impacts on neighbouring properties and it is anticipated that the extension will continue to operate under the same procedures. A Noise Impact Assessment has been submitted with the application and appropriate conditions would be placed on any decision notice to keep noise levels to an appropriate level.
- 8.11 Whilst there are some views of the development (as a whole), as defined in the Landscape Visual Assessment – the majority of these are long-distant or glimpsed views whilst travelling the Borough's highway network due to the undulating nature of the area. Despite the scale of the proposed extension, these views are of the whole site in context and is not considered that the extension will have any greater impact on the landscape and therefore, the proposal complies with the relevant parts of BE1 of the Local Plan.
- 8.12 Highways impacts
The present application sits within the framework and agreements that were set out by the previous outline application (see site history). The submitted Transport Assessment identifies the staffing increase to arise from this development and also fits within the same shift patterns presently seen on site. It is anticipated that there will be an increase in trips associated with the proposal but, as with the main building, these will fall outside of the traditional peak periods due to the shift patterns. As such, there would be a minimal impact during the busiest periods on the highway network and a financial contribution is requested in this respect.
- 8.13 The layout and parking provision follows the same principles set out in the earlier applications relating to shift patterns and parking requirements to accommodate these, and the Local Highways Authority raise no objections to these with the addition of further electric vehicle charging (EVC) seen as an added benefit. The main car park would now provide a total of 274 car parking spaces; an increase of 45 from the existing number. These total number of spaces include 12 disabled spaces and 24 EVC stations. The site will continue to provide cycle storage for upto 38 bicycles and facilitate 10 motorcycle parking bays.
- 8.14 An updated Travel Plan (TP) will need to be conditioned prior to use/occupation of the extension, which reflects upon the business operations of the last few years and how targets have been met and will continue to be met with the extended floorspace/increase in staff numbers.
- 8.15 A Construction Environmental Management Plan (CEMP) has been amended to take account of minor queries raised by the LHA and Planning Officer, and the LHA raise no objections to the revised versions being conditioned for compliance.
- 8.16 Subject to conditions, the application is considered to comply with policies C1, C3 and C5 of the Local Plan.

8.17 Drainage

Following receipt of the full drainage model, the Lead Local Flood Authority (LLFA) raise no objections to the application and consider the proposals to incorporate a robust hydraulic design capable of accommodating the proposed extension. The application is therefore considered to comply with policies ER10, ER11 and ER12 of the Local Plan.

8.18 Ecology and Trees

It is recognised that the site is located in an area of environmental sensitivity with locally designated woodland to the west of the application site. The habitat to be lost as a result of the development however is modified semi-improved grassland of low ecological value.

8.19 Given the presence of waterbodies on site (albeit at the time of survey were heavily silted and not holding much water; as was the case of the ditches and swale features), a working Method Statement for Great Crested Newts has been prepared and will be conditioned for compliance. Additionally, there is some limited potential for foraging bats on-site and possible bat roosts outside of the application site and as such, a lighting plan condition is also proposed.

8.20 A Biodiversity Assessment has been carried out showing a gain of 0.79% (or 1.84% in habitat unit value and this therefore complies with the current policy (NE1) requirements of no net loss. Hedgerows are to be retained so remain a neutral position; watercourses (ditch/swales) will gain 0.41 units (or 15.19% once development has taken place and land reinstated). A Biodiversity Management Strategy is conditioned which will outline how these habitats will be maintained, enhanced and monitored.

8.21 Additionally, the temporary contractor's compound is to be restored post-development to a biodiversity quality matching or higher than its current – and is conditioned accordingly.

8.22 Within the site boundary, existing trees affected by the development are limited. There are however four (4) large specimen oak trees which align the existing highway and are located at the access point to the proposed compound.

8.23 An Arboricultural Method Statement has been prepared to demonstrate how the trees will be protected during construction and this also forms part of the approved CEMP.

8.24 Subject to conditions, the application is considered to comply with policies NE1, NE2 and NE6 of the Local Plan.

8.25 Other Matters

Contamination – Phase 1 and Phase 2 Ground Investigation Reports have been submitted in support of the application. The reports identify that there are no significant potential source of contamination which would pose a risk to human

health of water receptors; no significant potential source of hazardous ground gases and no areas of geotechnical concern. Following further investigation, the Phase 2 report concludes that the proposed foundation solution (which matches the existing building) of primarily shallow spread foundations with some piled foundations beneath crane supports. Para 184 of the NPPF (Sept 2023 version) continues to put the responsibility on landowners/applicants to secure a safe development where it is affected by contamination or land stability issues and thus, the recommendations of this report are conditioned for compliance. On this basis, the development is considered to comply with policies BE9 and BE10 of the Local Plan.

Sustainability – In developing the design rationale, the applicant has had due regard to the Council’s Climate Change Guidance SPD. The number of EVC stations will be increased by 10 (providing 24 in total) and this accords with the guidance of 20% of the additional 45 parking spaces. LED lighting will be used throughout in addition to auto controls and air source heat pumps for the ancillary offices area. The site will be fitted with water efficient fittings throughout, in addition to the roof being constructed to a level to allow the retro-fitting of PV panels in the future. Waste will continued to be managed in accordance with current operations. On balance therefore, the development is considered to comply with policies SP4, BE1, ER9 and ER10 of the Local Plan.

Screening Opinion – A Screening Opinion has been requested as part of this planning application. It is the opinion of the Council, as the Local Planning Authority, that the proposal would not fall within Schedule 1 of the above Regulations, so it is up to the discretion of the Council as to whether there is a need for the proposal to be subject to Environmental Impact Assessment (EIA) as a project falling under Schedule 2. The opinion of the Council is the development falls under Section 10(a) of Schedule 2 of the regulations as an industrial installation for production of electricity. An assessment has been undertaken and is attached at Appendix 1 of this report. The opinion of the Local Planning Authority is the proposal does NOT fall as an EIA development and that an Environmental Impact Assessment (EIA) is not necessary.

8.26 Planning Obligations

Any planning consent would be conditional on the agreement of a Section 106 agreement to secure the following (plus indexation):

- i) £5,000.00 towards Travel Plan monitoring;
- ii) £7,289.77 towards Strategic Highway improvements
- iii) £250.00 towards S106 monitoring.

8.27 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development, and;
- c) fairly and reasonably related in scale and kind to the development.

9. CONCLUSIONS

- 9.1 The proposed extension has been designed in both a functional and aesthetically pleasing way, so as to ensure that the development respects and responds positively to its context and enhances the local built and natural environment; with impacts on surrounding landscape designations and neighbouring properties considered negligible.
- 9.2 The extension relates to a well-established business, located within the T54 Strategic Employment Area, which employs a number of local people; with the proposed extension seeking to further contribute to this both during (construction of) and post-development supporting a further 62 new jobs.
- 9.3 Due to the shift patterns associated with the development and the existing Travel Plan in place on site (which supports EVC, bicycle and motorbike use), impacts on the local highways network are limited. The proposal continues this ethos and contributes further towards addressing the Climate Change emergency.
- 9.4 It is considered that the proposal is compliant with relevant policies contained of the Telford & Wrekin Local Plan 2011-2031 and represents exceptional quality supports the Council's general positive approach to supporting expanded employment uses.

10. DETAILED RECOMMENDATION

- 10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to the following:
- A) The applicants entering into a Section 106 Agreement to secure the following (plus indexation):
- i) £5,000.00 towards Travel Plan monitoring;
 - ii) £7,289.77 towards Strategic Highway improvements
 - iii) £250.00 towards S106 monitoring.
- B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

Time Limit:

- Time Limit (Full)

Above groundworks:

- Details of proposed boundary enclosure

Prior to use:

- Travel Plan
- Landscape Maintenance (min 5 years)
- Bat/bird boxes – mitigation
- BNG Monitoring

Prior to installation:

- Lighting plan
- Noise Assessment for Fixed Plant/Equipment

Specifying:

- Materials as submitted
- Car parking/loading etc installed, as approved prior to occupation
- Works in accordance with AIA/TPP
- Trees – no burning in close proximity, no changing of soil levels and no material storage within RPA.
- Landscaping implementation
- Compliance: ecology reports/BNG
- Phase 2 Report – compliance
- SEMP compliance
- Approved plans

Restrictive Controls:

- Use (as per previous REM application):
- Shift Patterns (as per previous REM application)
- Limit open storage

Informatives:

- *Section 106 Agreement*
- *Coal Authority – Low Risk Area*
- *Fire Authority*
- *Cadent Gas*
- *Piling*
- *Ecology – Nesting wild Birds*
- *Ecology – Trenches*
- *Advertisement Consent*
- *Conditions*
- *Reasons for Grant*
- *NPPF*

APPENDIX 1: Screening Opinion Checklist:

1. Case Details			
Case Reference	TWC/2023/0701	Brief description of the project / development	Erection of extension to existing industrial building (Use Class B2 with ancillary B1 and B8) and associated site works including construction of additional car parking, erection of a gatehouse and temporary use of land as a construction compound incorporating storage area, site offices and car parking
Appellant	Magna International Holding (UK) Limited		
LPA	Telford and Wrekin 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(a)
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			No
If YES, which area?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			Site exceeds 0.5Ha
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			Yes
If yes, is a copy of the SO/SD on the file?			Yes

If yes, is the SO/SD positive?	No
4. Environmental Statement	
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

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.

5. Natural resources

5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	The proposal relates to a substantial extension to an existing industrial unit	No	The site subject of the extension consists of level grassland of low ecological value.
5.2 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?	No		N/A	
5.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected	No		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))	
by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?				
6. Waste				
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	No		N/A	
7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No		N/A	
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Due to the installation of plant and the proposed use, the proposal is likely to generate noise, as well as some vibration during construction.	No	A Noise Impact Assessment has been prepared and plant will be installed in accordance with the limitations of this report. The construction of the proposal will be carried out in accordance with the submitted Construction Environmental Management Plan (CEMP) which is standard practice for this type of environmental impact. Given the scale of development proposed significant environmental impacts are unlikely, with any noisy operations being undertaken in limited periods during the day.
7.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the	No	A Phase 1 and Phase 2 Report support the application. The reports identify that there are no significant potential source of	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))	
ground or into surface waters, groundwater, coastal waters or the sea?		contamination which would pose a risk to human health of water receptors; no significant potential source of hazardous ground gases and no areas of geotechnical concern.		
7.4 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		N/A	
8. population and human health				
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No		N/A	
8.2 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	

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))	
9. water resources			
9.1 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?	No		N/A
10. BIODIVERSITY (SPECIES AND HABITATS)			
10.1 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 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))).	Yes	Green Network surrounds the site.	<p>No</p> <p>It is recognised that the site is located adjacent locally designated woodland to the west of the application site. However, the supporting Ecological Survey identifies that this will be unaffected by the development and the habitat to be lost as a result of the development however is modified semi-improved grassland of low ecological value.</p> <p>A Great Crested Newt (GCN) Method Statement supports the application, as does a Biodiversity Monitoring Strategy – the scheme shall be carried out in accordance with these reports.</p>

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))	
10.2 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?	No		N/A	
11. landscape and visual				
11.1 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		N/A	
11.2 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?)	No			

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))
-------------------------------	---	--

12. CULTURAL HERITAGE/ARCHAEOLOGY

<p>12.1 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 on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).</p>	No		N/A	
--	----	--	-----	--

13. Transport and Access

<p>13.1 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?</p>	No		N/A	
<p>13.2 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?</p>	No		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))		
14. land use				
14.1 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 relating to health, education, places of worship, leisure /sports / recreation.	No		N/A	
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		N/A	
15. land stability and climate				
15.1 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?	No		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))
16. cumulative effects		
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	N/A
17. Transboundary effects		
17.1 Is the project likely to lead to transboundary effects? ²	No	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.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

It should be noted that whilst the development falls under Schedule 2 as an industrial estate development project exceeding 0.5Ha, it should be noted that much of the application site is occupied by an existing 24,163sqm building. This proposal was subject to its own EIA Assessment and an EIA was not considered necessary at that time.

Characteristics of development:

This application seeks full planning permission for the erection of a (southern) rear extension to the existing industrial building and associated site works including construction of additional car parking, erection of a gatehouse and temporary use of land as a construction compound incorporating storage area, site offices and car parking.

The proposed extension has a net additional gross internal floorspace of 11,119sqm. Thus, taking the total gross internal floorspace of the building to 35,282sqm; an increase of 46%. A new 15sqm gatehouse is also proposed as well as a 19.5m deep servicing yard to the south and additional parking facilities to the north. The proposed extension measures a total of 114m in width (30.4m of this being a shipping area) and 96m in depth. The height of the main extension is proposed to be 16.3m to match the height of the existing foundry with the shipping area extension at a reduced height to match the existing building in this area.

The site as a whole is approximately 11 hectares and the land to which this extension is to be built upon is a level field of low ecological habitat value. Based on the characteristics of the proposed development and its site location/topography, the characteristics of the development are not significant and do not require an Environmental Impact Assessment.

Location of development:

The site subject to this application is located on the east of Telford in the T54 Strategic Employment Area. The site is partly bounded by Naird Lane to the north and east (and other buildings within the T54 employment area) and agricultural land to the remaining south and west boundaries. The nearest residential properties lie in excess of 250m to the south-east.

The application site comprises 11 hectares and is currently occupied by an existing building of 24,163sqm gross internal floorspace, being utilised under Use Classes B1(b), B1(c), B2 and B8.

There are no statutorily protected areas or landscape designations within the site

and there is sufficient distance between the site and any such designations for the proposals not to give rise to significant environmental impacts.

Types and characteristics of the potential impact:

The scale of the development is such that significant environmental impacts would not arise, based on the information submitted in the planning application. Based on the information given in respect of the proposals, the main environmental impacts are envisaged to be extremely limited landscape impacts and potential localised highway impacts. These can be mitigated by a Construction Environmental Management Plan and a financial contribution towards the Strategic Highways Infrastructure Project - normal forms of mitigation for these types of impacts.

Based on the information supplied in the Screening Opinion request the proposed development would not give rise to significant environmental effects that would require an Environmental Impact Assessment.

19. screening decision

If a SO/SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	Yes
Is an ES required?	

20. 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	X
More information is required to inform direction	Request further info	

21. Reason for Screening

--

NAME	
DATE	