SCREENING OPINION

THE TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND & WALES) REGULATIONS 1999

SITE – National Grid, Abbotts Lane,

DESCRIPTION OF DEVELOPMENT – Proposed
demolition of buildings at national grid, Abbotts Lane,
Coventry: Request for an EIA screening opinion

This proposal falls within Schedule 2 of the above Regulations (an ‘Urban Development Project’) and therefore the City Council is charged to assess (a “screening opinion”) whether the above development is likely to have significant effects on the environment such that the application should be accompanied by a Environmental Impact Assessment in the form set out in Part I & II of Schedule 4 to those Regulations.

This screening opinion has been undertaken in accordance with the selection criteria set out in Schedule 3 to the Regulations.

SENSITIVE AREA

The site is not a Sensitive Area as defined by Regulation 2(1).

CHARACTERISTICS OF DEVELOPMENT

The proposed development is for the demolition of all existing buildings on the site comprising 2.26ha National Grid site formerly used for gas manufacture, production and storage. The existing offices and former social club buildings are to be vacated by July 2012.

4,648 square metres of buildings are to be demolished, including office buildings, former social club and workshops and garages which were associated with the former use. Floor slabs are to remain in situ with the
remainder of the site cleared to match existing gradient and topography of the site. Demolition works are scheduled to take 1-2 months. Retaining walls to the site boundaries and within the site are to remain.

LOCATION OF DEVELOPMENT

The site is located to the north-west of Coventry City Centre close to Junction 8 of the City's ring road in the Nauls Mill area of the City. The access to the site is via Abbotts Lane. The site is bounded to the south-east by Ringway Hill Cross, Abbott's Lane and Mill Street to the north-west and Upper Hill Street to the south-west.

The site covers an area of approximately 2.26ha and has been used for the manufacture, production and storage of gas over a number of years. The site contains a range of buildings associated with that use which is proposed to cease by July 2012.

The boundary of the Naul's Mill conservation area adjoins the north, east and southern site boundaries though the site does not fall within the conservation area itself. There are trees within the site though none are covered by preservation orders. To the west the site adjoins properties on Upper Hill Street which are locally listed with St Oostburg's Church and Primary School on the opposite side of Upper Hill Street. To the north-east of the site is Radford Road Fire Station.

CHARACTERISTICS OF THE POTENTIAL IMPACT

It is considered that in view of the scale, location and form of the demolition its impact will be no more than local to those properties adjoining the development. The extent of the proposed demolition is not of a scale to result in impact beyond the immediate area and any impact is likely to be short lived during the demolition period.

CONCLUSION

For the following reasons and under delegated powers it is determined that an Environmental Impact Statement is NOT REQUIRED for the above development:

1] The site is not within a “sensitive area” as defined by Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (England & Wales 1999
2] Although a major development the environmental impact would be no more than local significance;
3] The developments proposed are not in themselves environmentally sensitive or located in environmentally sensitive locations
4] The development would not result in unusually complex or potentially hazardous environmental effects.
DECISION DATE: 27/06/2012

Signed:

Tracy Darke
Group Manager
Planning and Building Control