

Bellway Homes Ltd (Manchester)  
c/o Matt Dugdale  
Nexus Planning

Professor Steven Broomhead  
Chief Executive

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**Your Reference No.:** 2022/42187  
**Proposal:** Residential development for 163 dwellings, including public open space and access from Golborne Road, together with associated works and infrastructure  
**Location:** Land North of Spires Gardens, bound by Golborne Road and Waterworks Lane, Winwick

Nexus Planning, acting on behalf of Bellway Homes Ltd, submitted a Request for an EIA Screening Opinion (REIASO) to the local planning authority, by way of Report dated and received 21 st August 2022 ("the Request").

In the opinion of the Local Planning Authority (LPA), Environmental Impact Assessment (EIA) IS NOT required for the above specified development.

Statement of Reasons for the Screening Opinion:

Proposed development is considered under Schedule 2, Class 10 (b) urban development project exceeding 150 dwellings.

The LPA have therefore taken account of the criteria set out in Schedule 3 of the 2017 Regulations and have considered the site not to be in a sensitive area and the proposal is not likely to have a significant adverse effect on the environment as defined in the 2017 Regulations. EIA is only required for Schedule 2 projects if there are likely to be significant environmental effects.

The Council have considered the Screening Request Letter submitted by Nexus and agree with the general conclusions. It is considered that there are no significant environmental effects associated with the proposal. Impacts are anticipated to be localised and are not considered likely to generate significant environmental effects. The proposed development is not anticipated to be complex in nature and combined effects are considered unlikely to be significant. Likely significant negative effects on the environment are not anticipated given the scale and nature of the proposal.

Without prejudice to the consideration of the principle of development on this Green Belt site, detailed assessment is required in relation to ecological impact and enhancement as well as highways considerations and this can be dealt with through supporting information to accompany a planning application but does not warrant EIA.

Mitigation measures relating to ecology, highways and construction noise could be incorporated in a Construction Environmental Management Plan (CEMP) for the proposal, together with a management plan to ensure the impacts on the water supply infrastructure is managed and mitigated during the construction process and include mitigating measures to protect against any impact on the water supply infrastructure during the operational life of the development. Subject to the submission and approval of the necessary supporting documentation, it is considered that the development could be undertaken without there being likelihood of significant adverse environmental impacts effects within the meaning of the EIA Regulations.

SIGNED:

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Development Manager  
Development Management

DATED: 13 October 2022