



The Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: Environmentalservices@planninginspectorate.gov.uk

Gateley Legal

Your Ref:

Sent by email:
andrew.piatt@gateleylegal.com

Our Ref: APP/M0655/V/22/3311877

Date: 08 February 2023

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ('THE EIA REGULATIONS')

Application by: Langtree PP & Panattoni

Site Address: Land at Bradley Hall Farm, Grappenhall Lane , Grappenhall, Warrington

We refer to the above application which commenced on 14 December 2022.

The development proposed consists of an outline application (all matters reserved except for means of access) comprises the construction of up to 287,909m² (3,099,025ft²) (gross internal) of employment floorspace (Use Class B8 and B1(a) offices) and associated servicing and infrastructure including car parking and vehicle and pedestrian circulation, alteration of existing access road into site including works to the M6 J20 dumbbell roundabouts and realignment of the existing A50 junction, noise mitigation, earthworks to create development platforms and bunds, landscaping including buffers, creation of drainage features, electrical substation, pumping station, and ecological works. By virtue of Regulation 5 of the EIA Regulations the development proposed is EIA development.

The content of the Environmental Statement (ES) accompanying the planning application that is the subject of the above application has been considered, having regard to Regulation 2(1) and Schedule 4 of the EIA Regulations.

Following examination of the ES, the Secretary of State notifies you by this letter, pursuant to Regulation 25 of the EIA Regulations, that, to comply with Schedule 4 of those regulations (Information for inclusion in environmental statements) the Applicant is required to supply the following further information:

- Confirmation as to whether there are any additional proposed or consented developments that are likely to have a cumulative impact with the Proposed Development that have not been assessed in the ES, and if so, a revised

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cumulative effects assessment. **Reason:** The ES states that the developments to be considered within the cumulative effects assessment were agreed during the scoping process. The Scoping Opinion is dated April 2018. The ES addendums have provided updates to the information regarding the developments identified in the original ES. However, there is no confirmation as to whether any relevant other developments have been proposed or consented since the scoping process.

- Information that updates the baseline data for ecology or explains why the data in the ES is still considered representative of the current state of the environment and sufficient to support ES assessment conclusions. **Reason:** Significant time has elapsed since the submission of the most recent ecological survey (2020). This information is required to confirm that the relevant ES assessment conclusions remain valid.
- Information to explain whether there would be any likely significant effects on the environment resulting from the vulnerability of the project to risks from major accidents and/or disasters; and whether any likely significant effects on the environment could arise as a result of major accidents and/or disasters associated with the Proposed Development. **Reason:** The ES states at paragraphs 1.54 and 6.5 that this information will be provided, where relevant. However, there are no further reference to major accidents and/or disasters within the ES.
- If applicable, a revised non-technical summary (NTS) incorporating all of the elements referred to above.

We would draw your attention to court cases which have stressed the need for all the relevant environmental information in an ES to be comprehensive and easily accessible.

You can access Regulation 25 of the EIA Regulations at the following direct link:
<http://www.legislation.gov.uk/ukxi/2017/571/regulation/25/made>

Although it is not a statutory requirement, in the interests of transparency and openness the Applicant may wish to publicise the availability of the further information in accordance with Regulations 25(3), 25(4) and 25(8) of the EIA Regulations. Please can you advise the local planning authority if the further information is publicised.

We would be grateful if you could inform us, **within 2 weeks** of the date of this letter, how long you anticipate it will take to prepare this further information, so that an expected submission date can be identified. Please send your response for the attention of the Environmental Services Team using the contact details at the head of this letter.

In order to support the smooth facilitation of our service we strongly advise that you correspond via the email address at the head of this letter rather than by post.

A copy of this letter has been sent by email to Warrington Borough Council.

Yours faithfully,

David Price

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