



**Wirral Council**

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Date: 08 May 2017

Your Ref:

Our Ref: Screening opinion Saughall Massie Road 17/00313

Service: **Development Management**

Tel No: 0151 691 8674

**Town and Country Planning Act 1990  
Town and Country Planning (Environmental Impact Assessment) Regulations 2011  
Request for a screening opinion**

**Proposed two bay operational fire station with associated infrastructure, car parking and landscaping at Land at Saughall Massie Road, Saughall Massie.**

An EIA Screening opinion request has been submitted to Wirral Council by Ryder (20th July 2016). The proposals are classed as 'urban development' under clause 10(b) of Schedule 2 of the EIA Regulations 2011, as amended. Screening is required for schemes above 1ha in area for non-residential development. Schemes of smaller scale such as the one under consideration only require screening if the location can be regarded as environmentally 'sensitive'.

National Planning Practice Guidance (para 032) makes clear that sensitive locations are those with the following designations: European nature conservation sites, SSSIs, National Parks, the Broads and AONBs, World Heritage Sites and scheduled monuments. None of those designations apply to this location.

It is also possible for other local designations and environmental factors to be considered 'sensitive' where appropriate. However, although the location borders a conservation area, no relevant local designations or factors have been identified to apply at the site itself (green belt is not relevant for EIA purposes) and therefore the location is not considered to be environmentally sensitive for the specific purpose of the EIA Regulations.

Therefore, because the proposals are not in a sensitive location and fall below the specified threshold above which EIA Screening would be required, I advise that no further consideration of EIA Screening is required in this case and that the proposals do not constitute EIA Development.

Yours Sincerely

Joanne Storey  
Principle Planning Officer