

17 / 00313

Ryder

20 July 2016

Mr D Ball
 Department of Regeneration and Planning
 Wirral Council
 South Annex
 Brighton Street
 Wallasey
 Wirral
 CH44 8ED

Dear Sir

**Town and Country Planning Act 1990
 The Town and Country Planning (Environmental Impact Assessment)
 Regulations 2011 – Request for the formal EIA Screening opinion of the local planning
 authority, updated 15 April 2015.**

Site: Land at Saughall Massie Road, Saughall Massie

Planning Application for a Proposed two bay operational fire station with associated infrastructure car parking and landscaping.

On behalf of Merseyside Fire and Rescue (MFRA) it is requested that Wirral Borough Council (the Local Planning Authority (LPA) provides a formal screening opinion on the requirement for an Environmental Impact assessment (EIA) in respect of MFRA's proposed development on land at Saughall Massie.

Pursuant to Regulation 5 of the Town and Country Planning Act (Environmental Impact Assessment) (Amendment) Regulations 2015 (the EIA Regulations), we formally request a screening opinion from the Council as to whether the proposed development constitutes EIA development, as defined by the Regulations, thereby requiring the submission of an Environmental Statement (ES).

In accordance with the Regulations, we enclose a site location plan and set out below a description of the proposal and its possible effects on the environment.

1.0 Site and Surroundings

The site is situated on a piece of land currently in the ownership of Wirral Borough Council located on the B5192 Saughall Massie Road, opposite its junction with Saughall Road and adjacent to the sheltered housing development on Woodpecker Close. The land to which the application relates extends to approximately seven hectares. The proposal is to develop a significantly smaller area, some 0.495 hectares. The site lies within the designated Green Belt.

The topography of the land slopes up gradually from Saughall Massie Road to a copse and pond at the top of Arrowe Brook.

2.0 Proposed Development

The proposed development is for the erection of an operational Fire Station incorporating operational and welfare accommodation, meeting rooms and offices external drill and training facilities and a small



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unmanaged. The proposal should be considered in the context of the existing surrounding area which is adjacent to a developed settlement and has an urbanised character.

Supporting documentation demonstrates the suitability of the site in relation to the proposal.

3.2 Location of Development

The site is located within a designated Green Belt, the area is generally unkempt and is immediately adjacent to residential properties. The area to which the application relates is a small area of land. It is not within a flood risk area given the site is less than 1 hectare. A phase 1 and 2 Ecological Appraisal (February 2016) and a Great Crested Newt Survey (GCN) have been undertaken and the findings will accompany the planning application. No Great Crested Newts were identified within the ponds or on adjacent land during the surveys.

We do not consider the site to be sensitive under the terms of the Regulations. The proposal would be carefully managed and contained within a small area of the land and it is not considered that the proposal would introduce any unusual processes or activities which would result in a detrimental impact.

3.3 Characteristics of any potential impact

Careful consideration has been given to the complexity and character of potential environmental effects. Set out below are matters which are considered to be relevant environmental considerations.

3.4 Highways

A travel statement and a travel plan framework have been prepared for submission in support of the planning application for MFRA. The statement concludes that the scheme accords with local and national policy to site development adjacent to good transport linkages and other attractions to minimise trips and share trip movements.

The site has a sustainable location and the site layout is designed to accord with good practice. There are no operational issues that would arise if the development was to proceed. As such the scheme would have little or no impact on the local network.

On the basis of the information which will be submitted as part of the formal planning application it is considered that there are no reasons why the scheme should not be approved from a transportation point of view.

3.5 Environmental Role

The proposal has been carefully considered having regard to the protection and enhancement of the built and historic environment. Care has been given to ensure the impact of the proposal on the environment is minimal and it has been carefully designed to respect the surrounding area.

The proposal is in accordance with the relevant advice on the setting of heritage assets. A Heritage Statement accompanies the application which demonstrates how the proposal would preserve the character of the adjacent Saughall Massie Conservation Area and makes the case that the proposed development would have negligible impact upon the heritage significance of the Saughall Massie Conservation Area.

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It is requested that the Local Planning Authority adopts a screening opinion which confirms that an Environmental Statement is not required.

In accordance with the Regulations we look forward to hearing from you within the statutory period.

Should you require any further information, please do not hesitate to contact us.

Yours sincerely
on behalf of Ryder Architecture Limited

A handwritten signature in black ink, appearing to read 'D Coward', written over a horizontal line.

D Coward
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