



Metropolitan Borough Council

**The Town and Country Planning  
(Environmental Impact Assessment)(England  
and Wales) Regulations 1999 as amended.**

**Screening Opinion**

SELECTION CRITERIA FOR SCREENING SCHEDULE 2 DEVELOPMENT AS SET OUT IN  
SCHEDULE 3 OF THE REGULATIONS AND CIRCULAR 2/99

**Characteristics of the development**

<p><b>Size of the development.</b> Does it exceed sizes in Schedule 2 of Regulations and Circular 2/99?</p>	<p>Exceeds schedule 2 10(b) and is of a more significant use than previously so exceeds A18. Over 5 ha in size but proposal is less than 1000 dwellings (circular 2/99)</p>
<p><b>The cumulation with other development.</b> Will the proposal be undertaken in conjunction with other Development? Will there be any cumulative impact?</p>	<p>no</p>
<p><b>Use of natural resources.</b> Will any natural resources be lost? If so, will the loss be significant?</p>	<p>no</p>
<p><b>Production of waste.</b> Will the proposal generate waste? Will this be significant in terms of impact on the site? Will this be significant in terms of off-site impacts?</p>	<p>On site demolition waste only, may be utilised in development</p>
<p><b>Pollution and nuisances;</b> Will the proposal cause any pollution/nuisance? Will it be short term(eg during construction)? Will it be medium term (eg for the first 12 months of use)? Will it be longer term? Are the impacts significant?</p>	<p>Noise and dust nuisance during construction phases</p>
<p><b>Risk of Accidents</b> Is there higher than average risk of accidents during construction? Is there higher than average risk of accidents during operation?</p>	<p>no</p>

**Location of development**

<p>The environmental sensitivity of geographical areas likely to be affected by development</p>	
<p><b>Existing land use</b> Does the site have an existing landuse, if yes, what is it?</p>	<p>Existing housing, brownfield and agricultural land</p>
<p><b>Is there an abundance of natural resources in the area?</b> Are they of high quality? Do they have regenerative qualities?</p>	<p>Few natural resources of significant quality</p>
<p><b>Can the environment absorb the proposal</b> having regard to wetlands, (coastal zones (not in Barnsley), forests, nature reserves, parks, protected areas, densely populated areas and historic/archaeological areas)?</p>	
<p>No sensitive environment affected by proposal.</p>	

**Planning and Transportation Service  
Development Control Section**  
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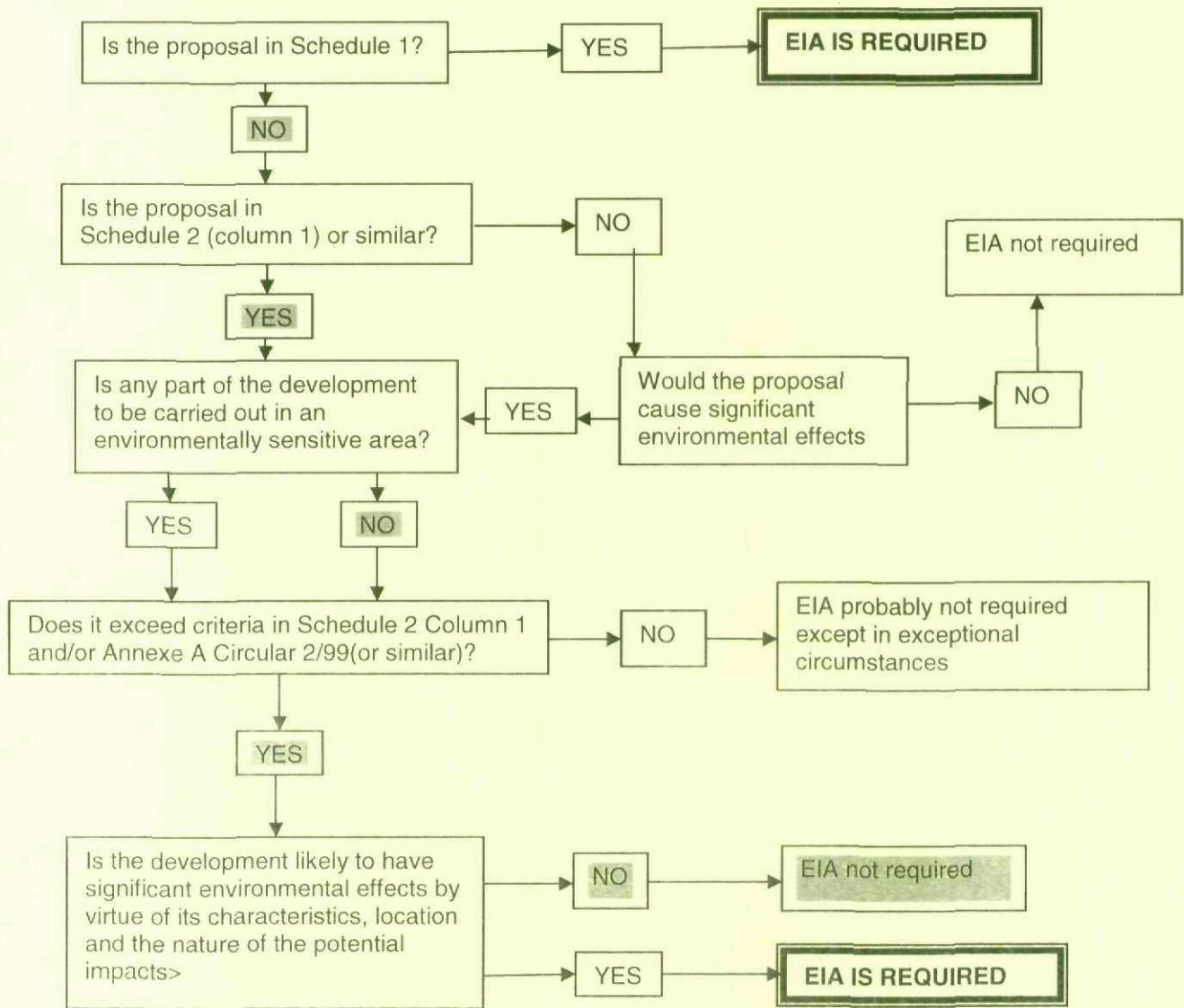


**The Town and Country Planning  
(Environmental Impact Assessment)(England  
and Wales) Regulations 1999 as amended.**

**Screening Opinion**

APPLICATION No:2009/1408  
 LOCATION: REEMA Thurnscoe  
 VALIDATION DATE: 03/11/2009  
 PROPOSAL: Redevelopment of REEMA estate and formation of road bridge over railway to Thurnscoe East

**This screening process must be carried out within 3 weeks of validation and a copy placed on the Part 1 Register**





**The Town and Country Planning  
(Environmental Impact Assessment)(England  
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**Screening Opinion**

**Characteristics of the potential impact**

The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

**Extent of the impact**

How far will the impacts extend beyond the site?  
What size of population will be affected?

Local impacts only

**Transfrontier impact**

Any impacts beyond national boundary?  
If so, what are they?

none

**Magnitude and complexity of the impact**

Are impacts of greater scale/complexity than other applications?  
If so what are they?

no

**Probability of the impacts**

Are the impacts likely to occur (100%)?  
Less likely to occur (50%)?  
Limited chance (25%)?  
Which impacts are unlikely to occur and why?

No, local impacts only,  
traffic, noise, dust, likely to  
occur

**Duration, frequency and reversibility of the impact.**

Will impacts last beyond construction phase?  
Will the impacts be frequent?  
Which impacts are reversible?  
Which impacts are irreversible?

Noise and dust impacts  
during construction phase  
only. Frequent during  
construction.

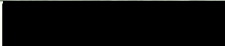
**Additional Notes**

This application has been screened in accordance with The Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 as amended, and Circular 02/99 Environmental Impact Assessment. Whilst it exceeds criteria in Schedule 2 column 10(b) Infrastructure greater than 0.5 ha, Para A 18 of Circular 2/99 states that in addition to the physical scale of such developments, particular consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. The proposal is of a significantly greater scale, in that it extends in to Greenfield. However, there are no high levels of contamination likely and the nature of the proposal is residential. It is therefore considered that the application will not have significant environmental impacts due to its size, nature and location, and an Environmental Impact Assessment is not required.

**Conclusion**

It is considered that the proposal ~~will~~ **will not** have significant environmental impacts within the meaning set out in The Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 as amended.

OFFICER SIGNATURE



DATE

3/11/09

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