

Screening Opinion

APPLICATION No: 2009/0465

VALIDATION DATE:

LOCATION:

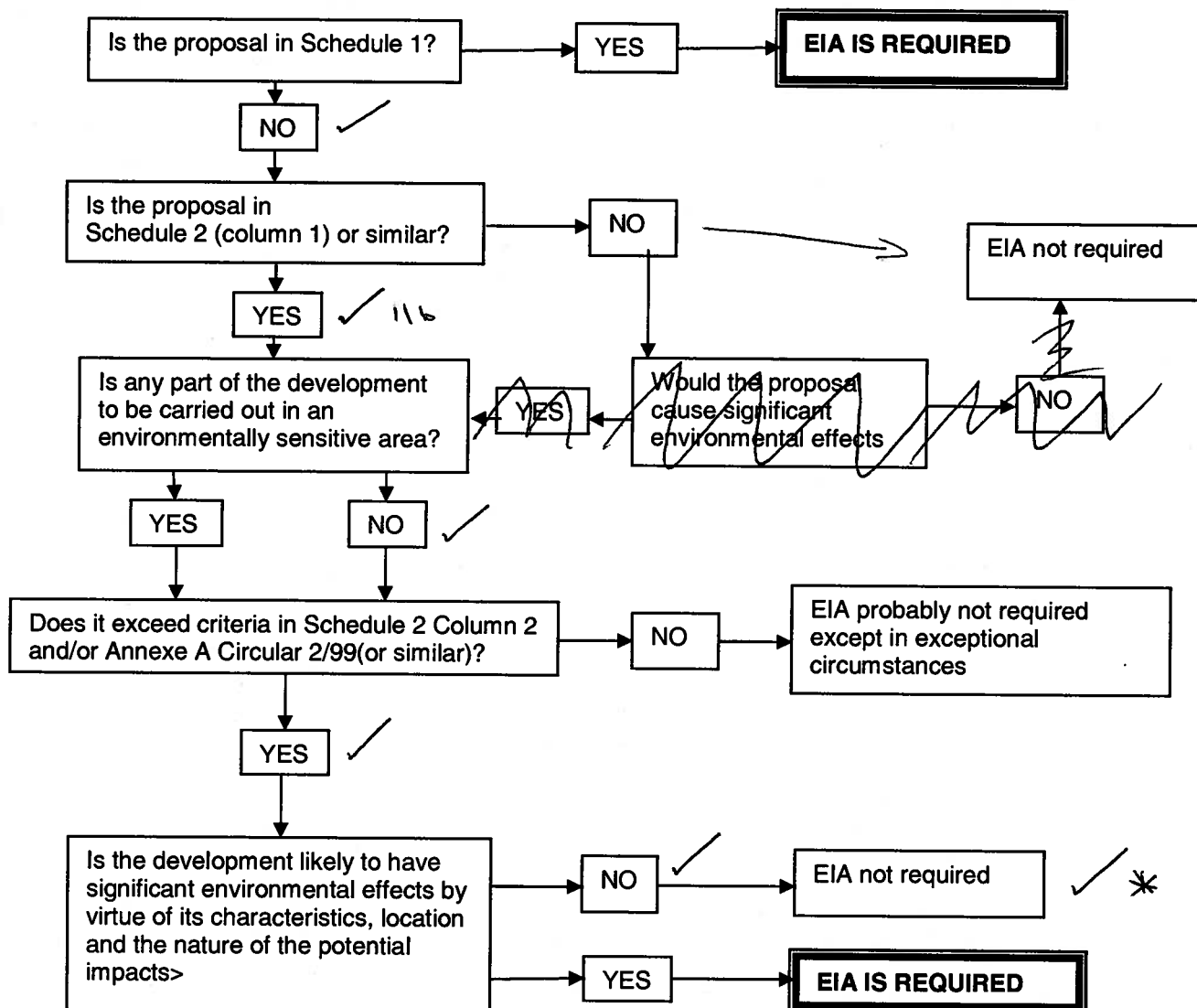
Hazlehead House

PROPOSAL:

Change of Use from Agricultural to
Composting Green Waste

Revised Screening Opinion Following Receipt of Additional
Material Information

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





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

Size of the development.

Does it exceed sizes in Schedule 2 of Regulations and Circular 2/99

Yes but see clarification
in attached document.

The cumulation with other development.

Will the proposal be undertaken in conjunction with other
Development?

Will there be any cumulative impact?

Localised mineral
development - PD

Use of natural resources.

Will any natural resources be lost?

If so, will the loss be significant?

No - of positive benefit

Production of waste.

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?

Some but should not
be significant

Pollution and nuisances;

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?

Noise, odour, bioaerosols
long term but mainly
confined within a
building

Risk of Accidents

Is there higher than average risk of accidents during construction?

Is there higher than average risk of accidents during operation?

No

Location of development

The environmental sensitivity of geographical areas likely to be affected by development

Existing land use

Does the site have an existing landuse, if yes, what is it?

Agriculture

Is there an abundance of natural resources in the area?

Are they of high quality?

Do they have regenerative qualities?

Can the environment absorb the proposal having regard to wetlands, (coastal zones (not
in Barnsley), forests, nature reserves, parks, protected areas, densely populated areas and
historic/archaeological areas)?

Proposal akin to an agricultural proposal

Planning and Transportation Service

Development Control Section

PO BOX 604, S70 9FE

Tel: (01226) 770770 Fax: (01226) 772599

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?

Mainly localised impacts
few properties affected

Transfrontier impact

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

No

Magnitude and complexity of the impact

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

No - Small scale, not
complex

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?

low probability. Most
operations in building

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?

Yes but should be
infrequent

Additional Notes

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

K.L. Pugh

DATE 31/3/10

**Planning and Transportation Service
Development Control Section**

PO BOX 604, S70 9FE
Tel: (01226) 770770 Fax: (01226) 772599

**Planning Application 2009/0465 – Change of use from
agricultural to composting green waste.
Hazlehead House, Lee Lane, Millhouse Green, Barnsley.**

**Revised Screening Opinion Following Receipt of New Material
Information**

1. Having examined Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, the proposal clearly does not fall within any of the descriptions of development.
2. Interpreting Schedule 2 widely, the proposal falls under description of development (column 1) 11b, 'Installations for the disposal of waste'. No part of the proposed development however, is located wholly or in part in a sensitive area as defined in regulation 2(1). Whilst the proposed development does not involve disposal by incineration and the 'installation' itself is not to be sited within 100 metres of any controlled waters (although the existing access road is), the area of the site (red line boundary) being approximately 1.5 hectares exceeds the applicable threshold (0.5 hectares) in column 2 of Schedule 2. The proposed development therefore potentially requires an EIA.
3. The question is therefore, is the proposed development likely to have significant effects on the environment by virtue of its characteristics, location and the nature of the potential impacts? Government guidance in Circular 02/99: Environmental Impact Assessment, states that, in general, EIA will be needed for Schedule 2 developments in three main types of case:
 - a) For major developments which are of more than local importance;
 - b) For developments which are proposed for particularly environmentally sensitive or vulnerable locations; and
 - c) For projects with unusually complex and potentially hazardous environmental effects.

With regard to the characteristics of the development, its scale is small and is of local importance only. Whilst the area of the overall development (1.5 hectares) exceeds the applicable threshold in column 2 of Schedule 2, the actual operations will be mainly restricted to an existing barn approximately 60m x 20m (0.1 hectares) which is well within the threshold (0.5 hectares) in Schedule 2. Whilst composted material will be stored on an adjacent concrete base, approximately 40m x 60m, cumulatively with the barn, it will still be less than 0.4 hectares, and the storage of such material is akin to a normal agricultural operation.

The applicant is also carrying out small scale mineral extraction (permitted development) immediately to the north of the proposal site. The materials extracted are used solely for agricultural purposes on the applicant's farm holding. As such, it is considered that the proposal taken cumulatively with the mineral extraction is not significant.

The scale of the proposal is also small in terms of the volume of green waste to be imported and hence vehicular movements (3 deliveries per day). Whilst the proposal would generate some waste (i.e. there will be unsuitable material mixed in with the green waste), this should be insignificant as the material is segregated at source. The proposal would have positive benefits in directing an otherwise waste material away from landfill.

As operations are largely to be carried out within an enclosed existing barn, pollution and nuisances such as noise, odours, visual intrusion, bioaerosols etc. are not expected to be significant. A risk assessment would need to be undertaken in any event in respect of bioaerosol generation.

The composted material is ultimately intended to be spread on the applicant's farm holding between March and September each year. There is the potential for this material to still constitute a waste if it is not composted to an approved standard. In such circumstances, the applicant would require both planning permission and an exemption or permit from the Environment Agency to carry out this operation. However, the applicant has confirmed that he intends to achieve certification to the appropriate standard (the compost quality protocol, BSI PAS100). In such circumstances, the spreading of the compost would not constitute development and neither planning permission nor an exemption/permit would be required.

It is considered that there is no higher risk than average of accidents during construction and operations.

In terms of location, as previously noted, the site is not in a sensitive area as defined in regulation 2(1), although the Peak Park boundary does come fairly close to the site. The site lies in open countryside (Green Belt) where agricultural uses predominate although mineral extraction as noted above is also present. There are only two residential properties other than the applicants within 250m of the site. Hazlehead Hall and a cattle shelter are both nearby and listed. The proposed development however, is considered to be akin to an agricultural use and as such and being small scale, the local environment can absorb the proposal.

The impact of the proposed development other than vehicular movements is likely to be very localised and restricted to just a few properties. The impacts are not considered to be unduly complex or of a significant scale and with most operations taking place within a building, are less probable and likely to be infrequent. Operations as previously noted are very similar to normal agricultural activities.

In consideration of the above, the proposal is unlikely to have significant effects on the environment and an EIA is not therefore required.

K. W. P. M.

31/3/10