Land at Hollingworth Road, Littleborough

Environmental Impact Assessment Screening Report

March 2021

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PLANNING / DESIGN / DELIVERY

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Job Number:	32552/A5/EIA Screening Report	
Status:	Draft	Final v2
Issue/Rev:	01	02
Date:	10/02/2021	12/03/2021
Prepared by:	MC	-
Checked by:	Client	MM

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1 INTRODUCTION

1.1 This report has been prepared by Barton Willmore[1] on behalf of Homes England (the 'Applicant'). This report accompanies a request to Rochdale Borough Council (RBC) to adopt a screening opinion to determine whether 174 residential dwellings together with associated ground works, access and landscaping constitutes EIA development.

1.2 This report reflects the requirements of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended*[2] (the "EIA Regulations") and in accordance with Regulation 6 of the EIA Regulations, this report contains:

- *a plan sufficient to identify the land;*
- *a description of the development, including in particular:*
  - *(i) a description of the physical characteristics of the development and, where relevant, of demolition works;*
  - *(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
- *a description of the aspects of the environment likely to be significantly affected by the development;*
- *to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:*
  - *(i) the expected residues and emissions and the production of waste, where relevant; and*
  - *(ii) the use of natural resources, in particular soil, land, water and biodiversity; and*
- *such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.*

Requirement for EIA

1.3 In order to determine whether the proposed development is 'EIA development', regard must be had for the EIA Regulations and Planning Practice Guidance[3].

1.4 EIA development is defined by the EIA Regulations as development:

> *"likely to have significant effects on the environment by virtue of factors such as its nature, size or location".*

1.5 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

[1] Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants
[2] SI 2017/571, as amended by SI 2018/695 and SI 2020/505
[3] https://www.gov.uk/guidance/environmental-impact-assessment/

1.6 In deciding whether a Schedule 2 development is EIA development, Regulation 4(6) states:

> *"Where a relevant planning authority … has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority … must take into account in making that decision-*
> *(a) Any information provided by the applicant;*
> *(b) The results of any relevant EU environmental assessment which are reasonably available to relevant planning authority…; and*
> *(c) such of the selection criteria set out in Schedule 3 as are relevant to the development."*

1.7 In order to allow RBC to determine the need for EIA, this report provides a description of the site and proposed development, a review of the EIA Screening Criteria based on the EIA Regulations and the Planning Practice Guide, a completed EIA Screening Checklist, and a site location plan at Appendix 1.

2 SITE AND PROPOSED DEVELOPMENT

Site Description

2.1 The site, as shown in Appendix 1, is currently vacant brownfield land that was remediated in 2008 for commercial end use following former use as a coal mine, a sandstone quarry (mid-19th century, adjacent to the coal pit), a former chemical manufacturing works and an oil distillery works. The site extends to 7.8 hectares (ha) and is approximately 650m south west of Littleborough and 300m north-east of Smithy Bridge and Hollingworth Lake. The National Grid Reference (NGR) for the approximate centre of the site is SD935157.

2.2 The site is bounded to the north by Rochdale Canal with a railway line around 60m beyond it. The land between Rochdale Canal and the railway line is a historic landfill with a Public Right of Way along the banks of Rochdale Canal. B6225 Hollingworth Road and Cleggswood Hill lies to the east and grassland, a car park and Hollingworth Lake lie to the south. A track and fields lie to the west with a bridge (Bridge 52) crossing Rochdale Canal just to the north west site corner.

2.3 The remediation of the site comprised removal of underground structures, turning over the made ground within minimum of 2m of finished ground levels and replacement of arisings as engineered fill. Since then, vegetation in the form of grass and scrub dissected by a network of tracks has started to establish naturally on the site.

Planning History

2.4 Planning permission for residential development was first granted in May 2008 for 164 residential dwellings, restaurant, public house, hotel and business uses, together with remediation of the site (Ref: 07/D49551). Following this consent, the site was remediated but the development was not built out and in March 2015, a further planning consent was granted for 174 dwellings (Refs: 11/D55085). Various conditions were amended in 2018 by a Section 73 application (17/01188/VRCON). This enabled a lawful start on site to be made, which was confirmed by a Certificate of Lawfulness (18/00341) thereby maintaining the site with planning permission indefinitely. This development will not be built out any further if the development within this screening opinion request subsequently gains planning consent. A Screening Opinion was adopted for the 2015 planning permission which confirmed that the proposals did not comprise EIA development (Appendix 2).

Proposed Development

2.5 The proposed development is for 174 residential units (total net developable area 4.47ha) together with associated ground works, access and landscaping. The planning application will be submitted in full for all matters to be determined.

2.6 The majority of the dwellings will be two storey although there will be some 2.5 storey units, including some along the frontage to the Rochdale Canal along the northern site boundary. Furthermore, there will be some three storey units along the southern boundary.

2.7 The access to the proposed development will be via B6225 Hollingworth Road to the east of the site and will accommodate two-way vehicle movements. Pedestrians and cyclists will be able to gain access from B6225 Hollingworth Road, as well as the public rights of way running along the western boundary and southern boundary. There will also be a new connection on to the canal path via the bridge to the north west corner of the site. The permeable layout of the development and open space will promote walking opportunities for new and existing residents and users of the area.

Mitigation

2.8 Standard best practice measures have been considered an integral part of the proposed Development to minimise adverse effects during construction and operation. This includes adherence to best practice measures and guidance during the construction phase, such as through a Construction Environmental Management Plan (CEMP) and Construction Travel Plan (CTMP).

2.9 In addition, during operation the following measures will be embedded into the proposed development:

- The proposed development will be designed through careful use of materials and scale of the buildings to be complementary to the surrounding urban environment to minimise and where possible enhance visual and heritage effects;
- A landscape masterplan will accompany the planning application which will ensure that hard and soft landscaping materials will be appropriate to and will reinforce, the character of the new buildings. The landscape masterplan will also include planting to create visual and ecological enhancements to the area taking into account the potential effects on the adjacent Rochdale Canal SAC;
- A Travel Plan accompanying the planning application will provide a strategy to accommodate the demand for travel to and from the proposed development in the most

sustainable way possible by including the provision of a Travel Plan Co-ordinator who will promote sustainable travel options to everyone using the proposed development;

- Sustainable Drainage Systems (SuDS) will be used within the proposed development to reduce flood risk and improve water quality and ensure no pollution of the Rochdale Canal;
- The proposed development will be constructed to be compliant with the current building regulation standards[4] by being energy efficient and incorporating low carbon and renewable energy technologies where appropriate;
- The development will provide appropriate opportunities for the efficient collection and recycling of waste and a site-specific plan will be prepared that will set out ways to minimise waste production from the completed development during detailed design. Adequate space for refuse and recycling facilities will be provided within the proposed development as required by RBC; and
- A lighting strategy will be prepared in accordance with best practice guidance to enable external lighting within the site, to be carefully designed to satisfy the requirements of crime prevention and to limit light pollution.

[4] http://www.planningportal.gov.uk/buildingregulations/approveddocuments/

3 SCREENING ASSESSMENT

Determining the Screening Approach

3.1 In determining whether the proposed development constitutes EIA development, consideration should be had for the following:

- If the proposed development is of a type listed in Schedule 1;
- If not, whether it is listed in Schedule 2;
- Is it located within a sensitive area;
- It meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
- Whether it would it lead to likely significant effects on the environment.

3.2 These points are explored further in this section with reference to the EIA Regulations and supporting Planning Practice Guidance.

Schedule 1 Projects

3.3 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

3.4 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.

Sensitive Areas

3.5 Sensitive Areas are defined in the EIA Regulations as:

- Sites of Special Scientific Interest and European Sites;
- National Parks, the Broads, and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and Scheduled Monuments.

3.6 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

Thresholds

3.7 The proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub section (b) '*Urban development projects'.* The site is not located within a sensitive area and therefore the thresholds should be applied. The thresholds for urban development projects as set out in Schedule 2 relate to developments where *"(i) the development includes more than 1 hectare of urban development which is not dwelling development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares".* The proposed development is over the threshold for number of residential dwellings at 174 dwellings and exceeds 5 ha as the site is 7.8 ha. Accordingly, this screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects. To achieve this, Schedule 3 of the EIA Regulations and the Planning Practice Guidance needs to be considered. Information on these is set out below.

Schedule 3

3.8 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- the size and design of the whole development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- the risks to human health (for example, due to water contamination or air pollution).

Location:

- the existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- the absorption capacity of the natural environment.

Potential Impact:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- the nature of the impact;
- the transboundary nature of the impact;
- the intensity and complexity of the impact;
- the probability of the impact;
- the expected onset, duration, frequency and reversibility of the impact;
- the cumulation of the impact with the impact of other existing and/or approved development;
- the possibility of effectively reducing the impact.

Consideration of Cumulative Effects

3.9 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the Planning Practice Guidance, which echoes the requirements of the EIA Regulations:

> *"each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development."*

3.10 The Applicant is aware of the nearby committed development presented in Table 1. However, the committed development is not anticipated to result in likely significant cumulative effects with the proposed development. It is understood that RBC will consider the potential cumulative effects of the proposed development when forming its Screening Opinion.

Table 1: Committed Developments

Application	Details	Decision/Status
Land off New Road, Littleborough (20/00607/FUL)	Residential development of 100 dwellings together with associated access, earthworks, landscaping, public open space, and on-site infrastructure (including the capping of artesian well)	Granted subject to conditions (January 2021)

National Planning Practice Guidance

3.11 Paragraphs 057 and 058 of the Planning Practice Guidance provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Table 2 below sets out the indicative criteria, thresholds and key issues to be considered in determining whether a development is likely to be EIA developed identified in the Planning Practice Guidance.

Table 2: Planning Practice Guidance Indicative Screening Criteria[5]

Development type	Indicative criteria and threshold	Key issues to consider
10 (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas	Environmental Impact Assessment 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. (i) Sites which have not previously intensively developed: (ii) Area of the scheme is more than 5 hectares; or (iii) It would provide a total of more than 10,000 m2 of new commercial floorspace; or (iv) The development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).	Physical scale of such developments, potential increase in traffic, emissions and noise.

Screening Assessment

3.12 This section assesses the proposed development against the EIA screening criteria outlined above and presents the assessment of the environmental effects likely to occur as a result of the proposed development. Table 3 sets out a review of all off the above criteria and requirements and specifically addresses the proposed development at the site.

[5] eia-thresholds-table.pdf (publishing.service.gov.uk)

Table 3: Screening Assessment: Land at Hollingworth Road, Littleborough

SCREENING CRITERIA	PROPOSED DEVELOPMENT
1. CHARACTERISTICS OF THE DEVELOPMENT	
(a) Size of the development	
Will the development be out of scale with the existing environment?	The site is currently vacant however existing residential development within Littleborough is within 200m and the proposed development would not be out of context or scale with existing development in the immediate vicinity.
Will the design of the development as a whole fit in with the existing environment?	As the proposed development is close to the edge of settlements it would be notable in the landscape. However, significant effects are not anticipated as the design of the proposed development would be informed by a thorough analysis of surrounding context and architectural styles.
Will it lead to further consequential development or works?	No. The proposed development is a discrete proposal and includes all necessary works, including access.
(b) Accumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	A detailed review of the situation with regard to cumulative effects is set out above in paragraphs 3.9 to 3.10. The development would not result in significant effects on its own or in combination with the consented development to the north of the site.
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	The development is a discrete project and can proceed independently.
(c) Use of natural resources	
Will construction or operation of the development use natural resources such as land, water, material or energy, especially any resources which are non-renewable or in short supply?	The construction and operational phases of the development would use resources in terms of land, water and energy as would be expected for a residential development such as this. Controls on construction through a CEMP and CTMP would ensure no significant effects. An Energy Statement will be submitted with the planning application and it is intended to make carbon emission savings of 20% or 31% (dependant on the outcome of the Part L consultation) primarily through a fabric first approach, although additional measures may be required for the larger units in order to achieve the necessary standards.
(d) Production of waste	
Will the development produce wastes during construction or operation or decommissioning?	Construction waste would be reused and recycled where possible through the implementation of the CEMP. Operational waste would be disposed of in line with RBC requirements and managed in accordance with all applicable legislation.
(e) Pollution and nuisances	
Will the development release any pollutants or any hazardous, toxic or noxious substances to air?	Following former use as a coal mine, sandstone quarry, chemical manufacturing works and an oil distillery works the site has been remediated (to a level suitable for commercial uses). During the construction phase of the proposed development further investigation including ground gas monitoring and asbestos surveys will be undertaken and where required further remediation to ensure the site is suitable for a residential end use will be undertaken. On completion and during the construction works, effects such as dust generation would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	generate significant adverse effects. Emissions associated with plant and vehicles during the construction phase and from vehicles during the operation of the proposed development would be expected but are not anticipated to be significant and would be managed through the implementation of a CEMP and Travel Plan. The proposed development is not a use which is associated with hazardous substances or toxic emissions to air. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials would be stored and handled in accordance with relevant legislation. A Transport Assessment and Travel Plan will accompany the planning application.
Is there a potential risk from leachates or escape of wastes of other products/by-products that may constitute a contaminant in the environment?	The further contamination investigation and any subsequent necessary works, combined with the use of a CEMP, would ensure no risk of leachates or escape of other wastes to prevent effects on the Rochdale Canal SAC, existing residents to the north and west and further residents of the site. Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction or operational phrases of the proposed development. It is not expected that there is a high risk of contaminants being released into the environment. Contamination investigation reporting will accompany the planning application.
Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	The potential exists for noise effects to result from the construction processes associated with the proposed development. These effects will be managed in accordance with best practice measures, implemented through the CEMP and are not anticipated to generate significant adverse effects. Lighting would be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) (2020) Guidance Notes for the Reduction of Obtrusive Light. No electromagnetic radiation, heat or energy releases are expected other than those associated with normal residential and mixed use development.
Will the development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	As set out above, further investigation and where necessary remediation will take place of the site. Hydrocarbons used as part of the construction phases of the development would involve plant and vehicle fuel and lubricants however these would be managed in accordance with appropriate legislation and best practice guidance through the implementation of the CEMP. Surface water run-off and foul water drainage would be managed on-site during the construction and operational phases. Sustainable and appropriate drainage design would be included within the planning application documents, specifically, a Flood

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	Risk Assessment (FRA) and Drainage Strategy.
(f) Risk of major accidents and/or disasters, including those caused by climate change and also having regard in particular to substances or technologies used	
Will there be a risk of accidents during construction or operation of the development which would have effects on people or the environment?	During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of accidents during operation as the proposed development does not involve users dealing with hazardous substances.
Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?	During the construction phase, certain materials may be present on-site which may be harmful to the environment. However, it is considered that through the implementation of appropriate environmental control measures in line with the relevant legislation there will be no significant environmental effects. The operational development is not expected to involve the use, transport or production of substances or materials which could be harmful to the environment.
(g) Risks to human health	
What are the risks to human health such as from water contamination or air pollution?	During the construction phase of the proposed development, dust would be generated. However, dust generation would be managed in accordance with standard best practice measures, implemented through the CEMP, and is not anticipated to generate adverse effects to human health. The CEMP would also ensure construction contractors use best practice measures to prevent land and water contamination. The proposed residential development is not a highly contaminative use and it is not expected that there is a high risk of contaminants being released into the environment. Any residual contamination from previous and existing land uses would be addressed through further ground investigation and where necessary, dealt with through the implementation of a Remediation Strategy. Surface water run-off and foul water drainage would be managed on-site during the construction and operational phases, as detailed further in a FRA and Drainage Strategy that will accompany the planning application.
Other characteristics	
Potential physical changes (topography, land use, changes in water bodies etc) from construction, operation or decommissioning of the development?	The site has already been subject to remediation. There would be changes to the site as a result of the construction works however, there would be no significant change to the land adjacent to the Rochdale Canal or site topography.
2. LOCATION OF THE DEVELOPMENT	
(a) Existing land use	
Are there existing land uses on or around the location which could be affected by the development, e.g. residential, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?	The site is currently vacant brownfield land. The potential exists for effects on nearby residential properties and users of the Public Rights of Way, such as noise and dust generation and changes to views during the construction of the proposed development. However, these are not considered to be significant and would be temporary in nature and would be minimised through the implementation of the CEMP. Noise Impact and Air Quality Assessments will accompany the planning application.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	The operation of the proposed residential development is not considered likely to affect the surrounding areas as these comprise similar land uses.
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	No, the site is brownfield land and is currently vacant.
(b) Relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground*	
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development? • soil; • land; • groundwater resources; • surface waters; • biodiversity; • forestry; • agriculture; • fisheries; • tourism; and • minerals.	The site is currently vacant and has been subject to remediation. The site is bounded to the north by Rochdale Canal and overlies secondary (undifferentiated) aquifer in the superficial drift as well as a Secondary A aquifer in the bedrock. According to the Environment Agency website[6], the site is located within Flood Zone 1 and is at low risk of flooding from rivers and the sea. The site is not located within a groundwater Source Protection Zone (SPZ)[7]. There are no groundwater source protection zones on or adjacent to the site. An FRA and Drainage Strategy will accompany the planning application. None of the other features are present in or adjacent to the site.
(c) Absorption capacity of the natural environment	
Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?	There are no statutory designations within the site i.e. there are no: • Scheduled Monuments, • Areas of Outstanding Natural Beauty, • Sites of Special Scientific Interest, • National Parks, Registered Battlefields, • Registered Historic Parks and Gardens, • Special Areas of Conservation (SAC), • Special Protection Areas (SPA), or • Ramsar Sites. The closest designated nature conservation feature is Rochdale Canal Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) located adjacent to the northern boundary of the site. Approximately 1.5 km to the south-east is South Pennine Moors Special Protection Area (SPA) SAC and SSSI. Development within 7km of the South Pennine Moors has the potential to have impacts in relation to urban effects, loss/deterioration of supporting habitats and increased recreation pressure. Given the easy connections into the existing PROW network, looped walks, and the provision of open space within the proposed development to accommodate daily recreational activities (such as dog walking); there would be no likely effects on the integrity of the designated sites. Further information will be provided with the planning application to inform the Habitats Regulations Assessment to be undertaken by RBC. The closest designated historic environment feature is a Grade II listed building, Rochdale Canal Lodge

[6] Flood map for planning - GOV.UK (flood-map-for-planning.service.gov.uk)
[7] Magic Map Application (defra.gov.uk)

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	Bridge, approximately 365m to the south-west of the site. There are other Grade II listed buildings within the centre of Littleborough approximately 630m to the north-east. Furthermore, Stubley Hall Grade II* listed building is located approximately 535m to the north-west. It is considered that due to the distance of these features from the site and the presence of intervening development, they would not be affected directly or indirectly by the proposed development. No new buildings are proposed within the canal side habitats, with the closest buildings a minimum of 20m from the canal bank which avoids the risk of shading. The canal bank top will have fences separating the bank from pedestrian activity and a Habitat Management Plan will include canal banks.
Are there any other areas on or around the location which are important or sensitive for reasons of: • Wetlands, riparian areas, river mouths; • coastal zones and the marine environment; • mountains and forest areas; • nature reserves and parks; • European sites and other areas classified or protected under national legislation; • Areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; • Densely populated areas; • Landscapes and sites of historical, cultural or archaeological significance.	None identified beyond those discussed above.
Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?	The site comprises a remediated brownfield site. It is currently vacant and it is considered unlikely that the area of the site that will be built on contains sensitive species or habitats. A Phase 1 Ecological Survey will accompany the planning application and will identify whether any protected species or other important flora/fauna could be affected.
Are there any inland, coastal, marine or underground waters on or around the location which could be affected?	According to the Environment Agency website, the site is located within Flood Zone 1 and at low risk of flooding. The site is over a secondary (undifferentiated) aquifer within superficial drift deposits and a secondary A bedrock aquifer. No water bodies, including the Rochdale Canal, would be expected to be significantly affected by the proposed development. A Flood Risk Assessment and Drainage Strategy will accompany the planning application.
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	The site is not located within or adjacent to a groundwater source protection zone.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	There are no features of landscape importance on or adjacent to the site. The landscape character of the site reflects the engineered landscape of the restored brownfield site.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	No.
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	The construction phase of the proposed development would involve changes to traffic movements (e.g. use of HGVs). There is also likely to be a change in the number of vehicles using the local road network once the proposed development is operational compared to the existing baseline situation. However, the calculated trip generation would be similar to that identified for the 2015 proposals which were screened as not comprising EIA development. A Transport Assessment and Travel Plan will accompany the planning application that accord with the scope already agreed with RBC.
Is the development in a location where it is likely to be highly visible to many people?	The potential for local views of the site exists from the southern edge of Littleborough and nearby roads and Public Rights of Way. Effects on views are not considered to be significant.
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	No. The closest designated historic environment features are a Grade II listed building, Rochdale Canal Lodge Bridge approximately 365m to the south-west of the site, Grade II listed buildings within the centre of Littleborough approximately 630m to the north-east and Stubley Hall Grade II* listed building approximately 535m to the north-west. It is considered that due to the distance of these features from the site and the presence of intervening development, they would not be affected directly or indirectly by the proposed development.
Are there any areas on or around the location which are densely populated or built up, which could be affected?	Dwellings along the southern edge of Littleborough and the eastern edge of Hollingworth and Smithy Bridge are within 200m of the site and could be affected. Noise and dust from the proposed development is likely to arise during the construction stage from construction plant, however, this would be managed in accordance with standard procedures through the implementation of the CEMP and is not likely to be significant. Noise Impact and Air Quality Assessments will accompany the planning application. On completion of the development the main source of noise would be from traffic associated with the development.
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?	The B6225 Hollingworth Road along the eastern boundary of the site is within the Rochdale Air Quality Management Area (AQMA) where Nitrogen Dioxide exceed the Air Quality Standards. New Road to the north of the site is identified on DEFRA mapping as a noise action plan area.
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	According to the Environment Agency website, the site is located within Flood Zone 1 and is at low risk of flooding. It contains discrete areas of high, medium, low and very low risk from surface water flooding[8]. A FRA would be submitted in support of the planning application. The site is not located within a groundwater SPZ. The site is not considered susceptible to any other

[8] Learn more about this area's flood risk - GOV.UK (flood-warning-information.service.gov.uk)

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	hazards.
CHARACTERISTICS OF THE POTENTIAL IMPACT	
(a) Extent of the impact	
Will the effect extend over a large area?	No. This is confined to the site and the land immediately adjoining.
Will many people be affected?	No. Nearby residents and users of buildings located close to the site have the potential to be affected by the proposed development.
What will be the nature of the impact?	Visual impacts during construction and operation; increase in HGV traffic movements; increase in noise, particularly during site construction; and minor impacts upon air quality from traffic movements during operation.
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (n.b. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Secretary of State to check Environmental Statements to decide whether there is likely to be such an effect in each case).	No.
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No.
Will the effect be unusual in the area or particularly complex?	No.
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	No.
Will valuable or scarce features or resources be affected?	No.
Is there a risk that environmental standards will be breached?	No.
Is there a risk that protected sites, areas, and features will be affected?	No.
d) Probability of the impact	
Is there a high probability of the effect occurring?	The effects of the proposed development can be clearly established and the probability of any effects determined with reasonably confidence.
Is there a low probability of a potentially highly significant effect?	As above.
(e) Expected onset, duration, frequency and reversibility of the impact	
What will result in the onset of the impact?	Development will commence following the discharge of pre-commencement conditions attached to the planning permission and the issue of any environmental permitting.
Will the effect continue for a long time?	Construction effects would be short term in duration and the operational effects would be long term.
Will the effect be permanent rather than temporary?	Construction effects would be temporary and the operational effects would be permanent.
Will the impact be continuous rather than intermittent?	Construction – intermittent Operation – continuous
If intermittent, will it be frequent rather than rare?	Frequent.
Will the impact be irreversible?	Construction – Yes Operation - No
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
(f) Possibility of effectively reducing the impact	
What is the possibility of the likely impacts arising from the proposed development being effectively reduced?	Well understood, standard mitigation measures would be incorporated into the proposed development and a high level of confidence can be placed in the mitigation measures proposed.

4 CONCLUSION

4.1 This screening assessment has considered whether development of 174 residential dwellings together with associated groundworks, access and landscaping is likely to give rise to significant effects on the environment.

4.2 The proposals fall within Category 10 (b) of Schedule 2 of the EIA Regulations as an urban development project. The site is not located within a sensitive area as defined by the EIA Regulations, however it does exceed the overall 5ha threshold and does contain more than 150 residential dwellings.

4.3 With regard to the indicative criteria and thresholds identified in the Planning Practice Guidance (set out in Table 2 above), the proposals alone and in combination with permitted development fall well below the threshold at which EIA is more likely to be required for residential dwellings.

4.4 The proposed development would not lead to effects that are unusual in nature or complex. It is considered that the principal construction environmental effects would relate to traffic movements and associated noise and air quality emissions, although as set out above, these effects could be managed in accordance with standard methods, implemented through the CEMP. Any potential residual contamination on the site, such as asbestos, will be addressed in accordance with existing controls and legislation and would not result in significant effects. The main residual effects on completion of the development would relate to the changed landscape of the site and associated vehicle movements, however these effects would be managed through planning conditions including a Travel Plan and are not considered to be significant.

4.5 The screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The proposals would be of a sufficiently limited scale that effects could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

APPENDIX 1

SITE LOCATION PLAN

N

416000
415900
415800
415700
415600
415500
415400
393100
393200
393300
393400
393500
393600
393700

MAN329699 - Homes England Land

Homes England Rights Reserved Land

Homes England

Making Homes Happen

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Title

Site Plan
Land at Hollingworth Road
Littleborough

TMS Ref	Parcel Ref		
-	17742		
Plan Ref	**Date**	**Scale**	**Size**
34114_001	06/10/2020	1:2,500	A3

APPENDIX 2

RBC 2011 SCREENING OPINION

ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

Town and Country Planning Act 1990

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING OPINION

Name and address for correspondence:	Applicants name:
FRAZER SANDWITH, JONES LANG LASALLE ONE PICCADILLY GARDENS MANCHESTER M1 1RG	COUNTRYSIDE PROPERTIES

Part 1 - Particulars of Application

Date Lodged: 24-Jun-2011 Application No: 11/D54553

Details and Location:

SCREENING OPINION IN RESPECT OF A PROPOSAL FOR RESIDENTIAL DEVELOPMENT

AKZO NOBEL CHEMICALS LTD, HOLLINGWORTH ROAD, LITTLEBOROUGH, OL15 0BA

Part II - Particulars of decision:

The proposed development does not fall within Schedule 1 of the above regulations.

The proposed development falls within the description of paragraph 10(b) of Schedule 2 of the above regulations.

The proposed development would not be located in a sensitive area, although it would adjoin a SAC / SSSI. Having taken into account the criteria in Schedule 3 of the regulations, the development would not be likely to have significant effect on the environment by virtue of factors such as its nature, size and location.

The proposed development for which planning permission is sought is not EIA development and an Environmental Statement would not be required for the proposed development.

AUTHORISED OFFICER

Date of Decision: 14-Nov-2011