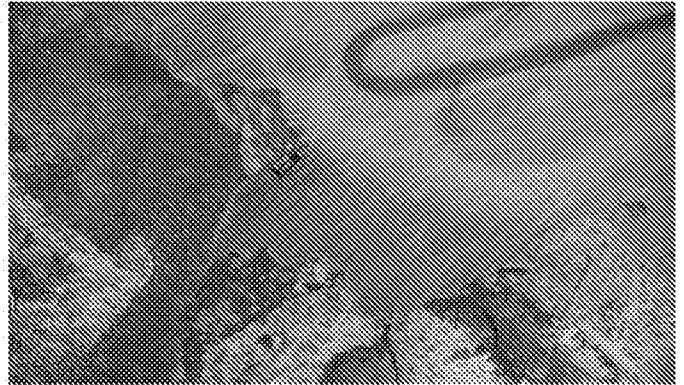
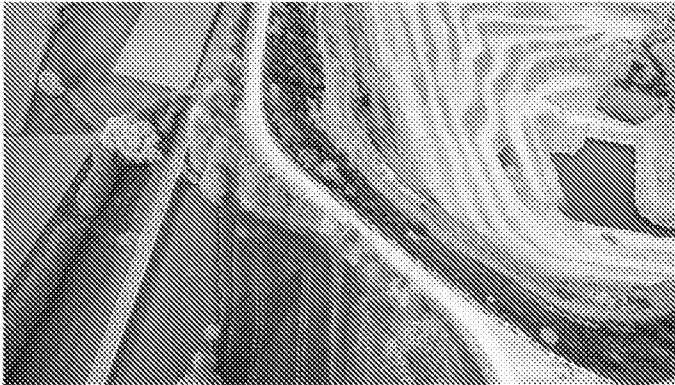


MPG



EIA Screening Request
Castle Hawk Golf Course
Booth Ventures Ltd.

Document Reference: 384/5--EIA Screening R1.0



Minerals Waste Environment

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Prepared by:	SP	
Checked by:	CH	
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1.0. Introduction

- 1.1. *The Mineral Planning Group Ltd.* have been commissioned by *Booth Ventures Ltd.* to prepare a pre-application request and supporting document for a scheme of improvement to an existing golf practice facility at land within Castle Hawk Golf Club, Chadwick Lane, Castleton, Rochdale, OL11 3BY ('The Site').
- 1.2. This document will consider whether the proposals constitute Environmental Impact Assessment (EIA) development, and whether an Environmental Statement (ES) should be supplied alongside a planning application. The assessment will be based on the latest EIA legislation: The Town and Country Planning (Environmental Impact Assessment) Regulations (as amended) ('the Act').
- 1.3. The purpose of this document is to supply the relevant information to Rochdale Borough Council in order for them to provide their screening opinion on the matters discussed below.

2.0. Site Description and Operational Details

- 2.1. The Site is located in the northeast of Castle Hawk Golf Club, adjacent to Chadwick Lane. The Site is primarily made up of an existing driving range but also includes an entrance, small car parking area and long sheds in the west, and fields in the north and northeast which are currently used for rearing livestock and small allotment.
- 2.2. The Site area is approximately 2.8ha.
- 2.3. It is proposed to import 140,120m³ of inert material; demolish and remove the long sheds in the west of The Site; and construct a driving range building in the north of The Site and a new car park in the northeast of The Site. The proposed scheme is an improvement on the current golf facilities including a putting course, family short game facility and driving range.
- 2.4. There are no habitat designations on The Site itself which could act as constraints to development of The Site. However, Rochdale Canal SAC and SSSI is

approximately 635m east, and Hopwood Woodlands LNR is approximately 1.4km south of The Site.

- 2.5. The Site sits upon Secondary A Aquifers for bedrock and for superficial deposits. A Secondary A Aquifer is defined as permeable strata that can support local water supplies and may form an important source of base flow to rivers¹.
- 2.6. The groundwater beneath The Site is designated as having medium-high vulnerability. However, the Site is not within a Source Protection Zone for groundwater.
- 2.7. A Bridleway exists parallel to the northern boundary (along Chadwick Lane) and the western boundary. Chadwick Lane is also part of the Connect 2 cycleway of National Cycle Route 66².
- 2.8. The nearest residential receptors are Heys Farm approximately 10m southwest of the site and a residential estate is located immediately adjacent to the northeast boundary of The Site (separated by a tree line).

3.0. Screening Assessment

- 3.1. The EIA Screening process is designed to consider whether a proposed development is likely to have significant environmental effects and, therefore, whether an EIA is necessary.
- 3.2. The Town and Country Planning (Environmental Impact Assessment) Regulations 2019 (as amended) describe the criteria for determining whether a proposed development requires an EIA. The regulations categorise development into two types: Schedule 1 and Schedule 2.
- 3.3. If the development is listed in 'Schedule 1', it is considered EIA development and requires an Environmental Statement (ES) to be included with the planning

¹ <https://www.gov.uk/government/publications/protect-groundwater-and-prevent-groundwater-pollution/protect-groundwater-and-prevent-groundwater-pollution>

² <https://www.sustrans.org.uk/find-a-route-on-the-national-cycle-network/route-66>

application by default. If a proposed development is listed in 'Schedule 2' and meets one of the listed thresholds, or is located within a 'sensitive area', then it is considered Schedule 2 development.

- 3.4. Schedule 2 development proposals must be 'screened' by the local planning authority to determine whether the development should be subject to an EIA and an ES is required. If it is considered that the proposed development may have *"significant effects on the environment"*, then the proposals should be considered EIA development.
- 3.5. The development is not listed in Schedule 1. The proposals do however fall under Schedule 2, under Category 12 (f) *"golf courses and associated developments"* and *"the area of development exceeds 1 hectare"*. The EIA Indicative Thresholds table states that the criteria for Schedule 2 is applicable to new 18-hole golf courses. Whilst The Site is considerably smaller than an 18-hole golf course and, in any event, is an upgrade to existing golf practice facilities, it is greater than 1 hectare at 2.8ha. Therefore, it is necessary to screen the development to assess the likelihood of significant environmental effects, in order to conclude if an EIA is required.
- 3.6. The Site may also fall under part 11 (b) *"installations for the disposal of waste"*³, the applicable threshold and criteria for which is *"development over 0.5ha"*. The Indicative Thresholds table states, *"sites seeking only to accept inert wastes (demolition rubble etc.), [...] are unlikely to require Environmental Impact Assessment."* The Site will exclusively accept inert wastes for reprofiling.
- 3.7. Nevertheless, it is still necessary to consider if there is the potential for significant environmental effects as a result of the proposed development.
- 3.8. The Site is not within a Sensitive Area as defined by Regulation 2 (1) of the Act.
- 3.9. However, The Site is adjacent to a residential area and a Bridleway runs parallel to

³ Albeit that the material imported would not constitute 'waste', it would be inert engineering fill.

the northern boundary of The Site.

- 3.10. It is concluded, based on the above analysis, that the proposals **do not constitute EIA development**, and that no ES is required alongside the Planning Application. Nevertheless, this does not mean that environmental considerations would not be made, and indeed a suite of studies would be commissioned to assess any impacts and recommend mitigation where necessary.

4.0. Summary

- 4.1. This screening opinion request relates to the upgrading of existing practice facilities at Castle Hawk Golf Club.
- 4.2. The proposed development is considered to be Schedule 2 development and requires screening by the Local Authority to confirm whether the proposals constitute EIA development and require an ES to be submitted alongside any planning application.
- 4.3. MPG consider that the proposals do not constitute EIA development, and trust that this document provides the necessary information for Rochdale Borough Council to provide their screening direction for the proposed development.