

PD8974/NS/GF

14th April 2015

Michael Cassidy
5 Pancras Square
London
N1C 4AG

Dear Michael,

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011 (AS AMENDED)
REQUEST FOR SCREENING OPINION
DEVELOPMENT AT 15-17 TAVISTOCK PLACE, LONDON, WC1H 9SH**

On behalf of our Client, the Bloomsbury Research Institute (“BRI”), we write to you under Regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) (“the Regulations”). BRI are minded to carry out development at this site and requests your authority to adopt a Screening Opinion in relation thereto.

The land which is the subject of the proposed development is shown edged red on the plan accompanying this request.

The proposed development comprises the construction of a medical research laboratory and higher education facility with ancillary accommodation.

We now consider the proposals in light of the Regulations.

Regulations – Schedule 1

The proposals do not fall with the definition of ‘Schedule 1 development’, however they are assessed under Schedule 2 ‘urban development projects’ below.

Regulations - Schedule 2

Developments which may require an Environmental Impact Assessment are set out in Schedule 2 of the Regulations.

Applying the Schedule 2 provisions to the proposed development, the only description of development in Schedule 2 which potentially applies to the project would be 10(b) “urban development projects”.

The applicable thresholds and criteria for developments of this kind potentially requiring an Environmental Impact Assessment is where "The area of the development exceeds 0.5 hectares".

The development area in this case is 3031m² and as such does not exceed the threshold at which developments of this kind as assessed for requiring an Environmental Impact Assessment.

In failing to exceed the threshold, the selection criteria for screening Schedule 2 developments set out in Schedule 3 of the Regulations, should not be applied. We do not therefore consider the proposals against the Schedule 3 selection criteria and conclude that an Environmental Impact Assessment is not required for this development.

Consideration must also be given to the Government's recently published National Planning Policy Guidance (NPPG) regarding Environmental Impact Assessment (which replaced Circular 02/99 on 7 March 2014) which states:

'Only a very small proportion of Schedule 2 development will require an assessment'

The NPPG replicates the Annex formerly contained within the cancelled Circular which identifies Schedule 2 development and assesses the form of development that is unlikely to require an EIA.

Conclusions

In light of the above, it is considered that the proposals:

- are a form of 'urban development project' as described in 10(b) of Schedule 2 of the Regulations;
- do not, however, occupy an area that exceeds 0.5 hectares;
- in not exceeding the 0.5 hectare area threshold, should not be considered against the selection criteria of Schedule 3 of the Regulations;
- in not exceeding the 0.5 hectare area threshold, do not require environmental impact assessment.

Therefore, we do not consider that an Environmental Impact Assessment is required.

We trust that you have sufficient information to adopt a screening opinion. Should you require any further information, please do not hesitate in contacting either Nick Sharpe (nick.sharpe@montagu-evans.co.uk 020 7312 7409) or Gareth Fox (Gareth.fox@montagu-evans.co.uk 020 7312 7437).

Yours sincerely



NICK SHARPE
Montagu Evans LLP

Direct Dial: 020 7312 7409
e-mail: nick.sharpe@montagu-evans.co.uk

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