|  |  |
| --- | --- |
| Application Number: P/16/079/FUL | **Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 2015** |
| Screened by: Mrs Lisa Walton  Senior Officer: Planning and Development Management  On: 9th August 2016 |

**This is a schedule 2 development by virtue of 3 (i) of Schedule 2 of the EIA Regs**

1. The characteristics of development must be considered having regard in particular to:

|  |  |
| --- | --- |
| a) the size of the development; | Internal works only and a material change of use to create a unit of self-contained, self catering accommodation within the hotel |
| b) the accumulation with other development; | This would be a second self-catering unit that the hotel now offer along with their hotel suites. |
| c) the use of natural resources; | Minimal use of natural resources to block two openings. |
| d) the production of waste; | Minimal production of waste |
| e) pollution and nuisances; | Minimal potential pollution or nuisances |
| f) the risk of accidents, having regard in particular to substances or technologies used. | Low risk of accidents |

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

|  |  |
| --- | --- |
| a) the existing land use; | The existing land use is agricultural |
| b) the relative abundance, quality and regenerative capacity of natural resources in the area; | Outside the site there is a high abundance of high quality natural resources, both coastal at countryside of both designated international importance and local nature reserves. |
| c) the absorption capacity of the natural environment, paying particular attention to the following areas:   1. Wetlands; 2. Coastal zones; 3. Mountain and forest areas; 4. Nature reserves and parks; 5. Areas classified or protected under Member states’ legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b); 6. Area in which the environmental quality standards laid down in Community legislation have already been exceeded; 7. Densely populated areas; 8. Landscapes of historical, cultural or archaeological significance; | The absorption capacity of the natural environment is considered to be high. |

3. 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:

|  |  |
| --- | --- |
| a) The extent of the impact (geographical areas and size of the affected population); | The impact will be limited to the existing building. |
| b) The trans-frontier nature of the impact; | There will not be any trans-frontier impacts |
| c) The magnitude and complexity of the impact; | Low |
| d) The probability of the impact; | Low |
| e) The duration, frequency and reversibility of the impact. | The proposed works would be permanent but potentially reversible. |

n

Q1 Is it a major development which is of more than local importance?

y

Q2 Does it affect a particularly environmentally sensitive or vulnerable location?

n

Q3 Does it have unusually complex and potentially hazardous environmental effects?

**Conclusion**

Not Required

Environmental Impact Assessment