



SCREENING OPINION

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND & WALES) REGULATIONS 1999

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SITE – Park Court, Grosvenor Road, Coventry
DESCRIPTION OF DEVELOPMENT – Erection of mixed use development comprising 400 residential apartments, 122 bedroom hotel, Class B1 commercial units, Class A1, A3, A4 and A5 retail units, Primary health care centre, 450 car parking spaces and associated open space

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This proposal falls within Schedule 2 of the above Regulations (an 'Urban Development Project') and therefore the City Council is charged to assess (a "screening opinion") whether the above development is likely to have significant effects on the environment such that the application should be accompanied by a Environmental Impact Assessment in the form set out in Part I & II of Schedule 4 of those Regulations.

This screening opinion has been undertaken in accordance with the selection criteria set out in Schedule 3 to the Regulations.

SENSITIVE AREA

The site is not a Sensitive Area as defined by Regulation 2(1)

CHARACTERISTICS OF DEVELOPMENT

The principal element of the scheme is the inclusion of a major public space surrounded by a mixture of uses including a hotel, bars and restaurants, retail and commercial premises. Central to the scheme is the linkage of Spencer Park and Greyfriars Green creating a new pedestrian route from the centre of Earlsdon into the City Centre.

A 17 storey residential tower forms the South East corner, which is opposite the 14 storey Eaton House on the other side of the road.

The scale and form of the development is that which would be expected in a City Centre location. Uses and buildings of a similar size and character surround the site. The scale and form of the proposals therefore raise no issues that can be considered more than of local significance (i.e. urban design, privacy/overlooking, traffic flows etc) although there may be issues relating to ground contamination and flood risk and the retail element may conflict with policies in the Development Plan. However the new buildings are unlikely to have a more marked impact in terms of emissions, noise, traffic and contamination than the existing uses. The redevelopment provides the opportunity to enable site remediation and to address the issues of flood risk and traffic impact.

In view of the uses proposed the development will not have any particular impact on the use of natural resources, waste production, pollution/nuisances or risk of accidents regarding any substances or technologies used.

The developable area of the site does not exceed the limits set out in paragraph A19 of Circular 2/99 about which an EIA is more likely to be required.

LOCATION OF DEVELOPMENT

The proposals involve the development of approximately 1.21 hectares of land currently occupied by a former public car park and other vacant land, which had previously comprised the Park Court office buildings and petrol filling station and garage. The site was cleared and buildings demolished last year.

The site is located on the Southern edge of the City Centre at the junction of Warwick Road and Ringway Queens. It occupies a prominent strategic position forming a gateway to the City Centre from the South adjacent to Eaton House.

The site was previously developed and the site contains no significant ecological impacts. The site has contained previous uses which may have

been contaminating but the extent and nature of those contaminants are unlikely to raise any unusual or extensive environmental issues.

The site is not known to contain any important archaeological remains. The development will not have any effect on natural resources and it is not anticipated that any of the uses will be noisy or produce unusual amounts or types of waste which could not be satisfactorily absorbed in the local environment through appropriate design and limited mitigation measures. Impact on neighbouring properties is therefore likely to be limited.

CHARACTERISTICS OF THE POTENTIAL IMPACT

It is considered that in view of the scale, location and form of the development, its impact will be no more than local to those properties adjoining the development. The magnitude and complexity of the scheme is not of a scale to result in impact beyond the immediate area and any impact is likely to be short lived during the construction period.

CONCLUSION

For the following reasons and under delegated powers it is determined that an Environmental Impact Statement is **NOT REQUIRED** for the above development:

- 1) The site is not within a "sensitive area" as defined by Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (England & Wales 1999);
- 2) Although a major development, the environmental impact would be no more than local in significance;
- 3) The development proposed is not, in itself, environmentally sensitive or located in an environmentally sensitive area;
- 4) The development would not result in unusually complex or potentially hazardous environmental effects.

Decision Date: 14 October 2005

Signed :



Head of Development Regulations 