



Wandsworth Council

Environment and Community Services Directorate
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Our ref: 2022/1062
Date: 31 March 2022

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

SCREENING OPINION OF LOCAL PLANNING AUTHORITY

The Council, in pursuance of the requirements of Regulation 5 of the above regulations hereby provides a screening opinion in relation to a proposed development of land specified in Schedule 1 below. The screening opinion is set out in Schedule 2 attached hereto.

SCHEDULE 1

APPLICATION NUMBER: 2022/1062

LOCATION: 41- 49 and 49 - 59 Battersea Park Road SW8 5AL

DESCRIPTION: EIA Screening in accordance with requirements of Reg. 6(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the redevelopment of the site for mixed-use including accommodation for up to 750 students (sui generis), 80 residential units (Class C3), 550sqm of commercial floorspace (Class E) and associated internal amenity/cultural space, service areas, car and cycle parking, together with external landscaping and public realm.

DOCUMENTS ACCOMPANYING THE REQUEST FOR A SCREENING OPINION:

DRAWING NOS: Received 14/03/2022:
- EIA Screening Report February 2022 v2 by Peter Radmall Associates

**THE SCHEDULE INDICATES THAT AN ENVIRONMENTAL IMPACT ASSESSMENT
IS NOT REQUIRED**

Jenifer Jackson
Assistant Director (Planning and Transport)

SCHEDULE 2

LONDON BOROUGH OF WANDSWORTH

SCREENING OPINION

Town and Country Planning (Environmental Impact Assessment) Regulations 2011

APPLICATION NUMBER: 2022/1062

LOCATION: 41-49 & 49-59 Battersea Park Road SW8

DESCRIPTION: EIA Screening in accordance with requirements of Reg. 6(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the redevelopment of the site for mixed-use including accommodation for up to 750 students (sui generis), 80 residential units (Class C3), 550sqm of commercial floorspace (Class E) and associated internal amenity/cultural space, service areas, car and cycle parking, together with external landscaping and public realm.

In regard to the above Regulations I have considered the proposed development as set out in Schedule 1 and have determined that in the opinion of this planning authority, it does not require an Environmental Impact Assessment or the production of an Environmental Statement.

The reasons for this decision are:

The development would be for a mixed use development consisting student accommodation, residential and commercial uses and is considered to comprise an 'Urban Development Project' under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Schedule 2 proposals must be considered under the Schedule 3 criteria to determine whether an EIA is required. The proposal has been assessed against the relevant criteria and following that assessment it is not considered to trigger the need for an EIA by impacting unduly on any of the constraints. It is therefore concluded that the proposal does not require an Environmental Impact Assessment or the submission of an Environmental Statement in accordance with the EIA Regulations and the Planning Practice Guidelines.

The details of the environmental impact of the proposed development have been considered. A consideration of the scheme's potential for significant environmental impacts has been undertaken using the criteria listed in Schedule 3 of the regulations. On the basis of the information provided it is considered unlikely that the proposed scheme would have significant adverse environmental effects. The site is not located in a sensitive location and the proposals would not have any unusually complex and potentially hazardous environmental effects. Matters regarding building scale, amenity considerations, heritage assets, traffic and highways impacts, ecological and sustainability issues will be fully considered as part of the planning application process.

However, on the basis of the information provided to date, it is considered that, on balance, providing these issues are satisfactorily addressed within the planning application, it is unlikely that the proposed scheme would have significant adverse environmental effects in terms of EIA considerations. It is concluded that the development does not therefore require an Environmental Impact Assessment or the submission of an Environmental Statement Addendum in accordance with the EIA Regulations 2017 (as amended) and the Planning Practice Guidance 2014 (Updated May 2020)

A handwritten signature in black ink that reads "J. Jackson." The signature is written in a cursive, slightly slanted style.

Jenifer Jackson
Assistant Director (Planning and Transport)