

20211269 Land At Denton Slipways Wharf Road

17 November 2021

Port Of London Authority

Thank you for consulting the Port of London Authority (PLA) on the application for an Environmental Impact Assessment (EIA) Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('EIA Regulations 2017'), to support a detailed planning application for the proposed development on land at Denton Slipways, Wharf road for the redevelopment of existing industrial premises/estate for mixed Class E(g), B2 and B8 uses. I have now had the opportunity to review the Screening Opinion and have the following comments to make.

The proposed development comes under schedule two, part 10(a) of the EIA regulations as an industrial estate development project. In determining, under the above regulations, whether schedule two development is EIA development, the selection criteria contained set out in schedule three of the regulations needs to be taken into account. Schedule three, paragraph 1 talks about the characteristics of the development, which must be considered and specifically identifies areas where specific regard must be given. Schedule three paragraph 2 states that the environmental sensitivity of the geographical area likely to be affected by the development must be considered having regard to the existing land use, the relative abundance quality and regenerative capacity of natural resources in the area and identifying the absorption capacity of the natural environment as criteria to be considered. Paragraph 3 discusses the characteristics of the potential impact and where the potential significant effects of the development must be considered in relation to the criteria set out in the two preceding paragraphs within that schedule.

With the above regulations in mind the PLA considers that the proposed development is unlikely to cause any significant environmental impact above and beyond those impacts experienced from existing operations on site and has no objections or comments to make on the screening assessment provided as part of the application, which concludes that the proposals would be of a similar nature to current uses and that effects could be managed in accordance with standard methods.

Within the screening opinion it is stated that a Transport Assessment will be submitted as part of the forthcoming full planning application. Given the location of the proposed development adjacent to the River Thames it is considered that as part of this assessment consideration should be given to the potential use of the river for the transportation of construction materials and waste, in line with policy CS11 (Transport) of the adopted Local Plan.