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Contact: Cathy Molloy

FAO Dr Anne Fairhead  
REE Cascade Practice  
Manchester Science Park  
Lloyd Street North  
Manchester  
M15 6SE

11 November 2015

Dear Dr Fairhead,

Town and Country Planning (Environmental Impact Assessment)  
(England and Wales) Regulations 5(1) 2011 and Amendment Regulations 2015:  
Request for EIA screening opinion for demolition of Music, Science, W, LRC and A blocks  
**Richmond upon Thames College, Twickenham**

Thank you for your screening letter and attachments dated 20 October 2015 which request the Local Planning Authority adopt a screening opinion of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, as amended, in respect of the above demolition works.

I am pleased to attach the Council's screening opinion adopted on the 11 November 2015 which concludes that the Local Planning Authority does not consider the demolition application for this site requires an EIA.

Yours sincerely



Jon Freer  
**Assistant Director of Environment (Development and Street Scene)**  
**London Borough of Richmond upon Thames**

**LONDON BOROUGH OF RICHMOND UPON THAMES**  
**DEVELOPMENT AND STREET SCENE**

**FORMAL SCREENING OPINION IN CONNECTION WITH THE DEMOLITION OF  
THE MUSIC, SCIENCE, Z, LRC AND A BLOCKS (Phase 1(b)) AT RICHMOND  
UPON THAMES COLLEGE, TWICKENHAM. (REG 25)**

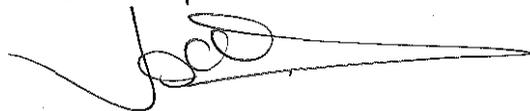
A screening exercise has been initiated in furtherance of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 – Regulation 5. This exercise has formed part of the considerations pursuant to an outline planning application pursuant to the redevelopment of the College site and a full planning application for initial works of demolition itemised above. The following screening opinion is to be formally adopted:

That the demolition works as set out in the attached letter and report does comprise Schedule 2 Development (an Urban Development Project as defined in part 10 (b) of Schedule 2 of the Regulations). The need for an EIA is however dependent upon the likelihood of significant environmental effects which is established through successive tests. In this regard it has been found that:-

- a) the property is not located within a “sensitive area” as defined in the EIA Regulations and is not covered by statutory or non-statutory wildlife or heritage designations
- b) the property has a site area of 0.65ha which whilst not determinative in itself, fails to meet the specified threshold of 1.0ha and criteria on the scale of qualifying development within the Regulations
- c) neither the characteristics of development, location of development nor characteristics of the potential impact (Schedule 3 Selection Criteria) suggest the development might potentially have significant environmental effects

For these reasons, the local planning authority considers that the demolition of the identified buildings at Richmond Upon Thames College, Twickenham, subject to the implementation of the mitigation measures detailed within the applicant’s submission documents\*, does not have significant environmental impacts and therefore does not represent Schedule 2 development requiring the submission of an Environmental Statement. Furthermore, the issue of a notice under regulation 5 requiring the submission of an Environmental Statement in connection with any appeal is not required to comply with the terms of the EIA Regulations 2011.

Date of Opinion: 11/11/2015



Jon Freer  
Assistant Director of the Environment (Development and Street Scene)

On behalf of the Council of the London Borough of Richmond upon Thames

\* letter dated 20 October 2015 from REE Cascade Practice, Demolition Plan, Demolition Method Statement, Preliminary Noise Assessment for Phase 1(b), Preliminary Air Quality Assessment for Phase 1(b), Preliminary Transport Assessment for Phase 1(b), Phase Habitat 1 Plan, Tree Plans, Baseline Ecological Assessment, Borehole Locations