



The Planning Inspectorate

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Stephen McKane
Customer Services Centre
Three Rivers District Council

Your Ref:

Our Ref: APP/P1940/W/21/3289305

Date: 18 February 2022

Sent by email:

trdc.appeals@threerivers.gov.uk

Dear Stephen McKane

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: BCL (Maple Cross) LLP

Site Address: Employment land to the north of Maple Cross Lodge, Maple Cross, Rickmansworth, Hertfordshire

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, comprehensive redevelopment to provide 2 warehouses (Class E(giii)/B2/B8 units) comprising a total of 16,115 sqm including 1,882 sqm ancillary E(gi) office space, access, landscaping and associated works falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

No significant environmental impacts are identified in terms of noise, waste, contamination, flooding, cultural heritage or traffic, and considering the nature of the receiving environment and taking into account the scale and nature of the proposed development, it is considered that the development is not likely to give rise to a significant environmental effect.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely

Ian Wallis

Ian Wallis
EIA Advisor
(Signed with the authority of the Secretary of State)

cc: The appellant's agent Mr F Clarke, Avison Young

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