Dear Ms Devenport

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 (SI 2011/1824)
APPEAL BY MR RUBNAWAZ INAYAT
SITE AT FORMER BETTER GYM, FEATHERSTALL ROAD SOUTH, OLDHAM, OL9 6HL

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 12(1) of the above Regulations.

The development proposed, namely change of use of former gym and child’s play area to fashion warehouse (class A1) with associated cafe facility - concessions for circa 100 retailers to form an Asian bazaar, falls within the description at paragraph 10 b of Schedule 2 to the above Regulations, and exceeds the threshold in column 2 of the table in that Schedule, but in the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, would not be likely to have a significant effect on the environment by virtue of factors such as its nature, size or location for the following reasons.

The proposal is for a change of use of a vacant gym and child’s play area and will entail no alterations to the building’s external features. The proposal is unlikely to raise any unusually complex or potentially hazardous environmental effects. Given the information available and taking account of the nature, scale and location of the proposal, such effects are not likely to be at a significant level and would be capable of assessment through the normal planning process and established mitigation measures and controls.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 12(1) and 6(4) of the above Regulations, the Secretary of State hereby directs that this development is not EIA development.
Under regulation 23(1) of the above Regulations, you 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.

A copy of this letter is being sent to the appellant.

Yours sincerely

Linda Rossiter (Mrs)
Technical Services

(Signed with the authority of the Secretary of State)