



Mr A Bates
Team Manager South
London Borough of Brent
Planning Service
Brent Civic Centre
Engineers Way
Wembley HA9 0FJ

5th November 2015

Dear Mr Bates

**403-405, EDGWARE ROAD, STAPLES CORNER, LONDON, NW2 6LN
ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING**

I write pursuant to Section 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2009 (as amended in 2015) to request a screening opinion from the local planning authority in relation to the above site, on which Amafhh Investments Limited intends to submit a full planning application in early 2016.

The description of the development is expected to be as follows:

Demolition of existing building and erection of mixed use building (incorporating including circa 27 storey building) comprising: 150 residential units (Class C3); 1,375 sq. m of flexible Class B1/B2/B8 use; 1,750 sq. m of banqueting hall/conference centre (Class D2); 800 sq. m gym and fitness centre (Class D2); roof garden/amenity space; basement car parking; servicing; and ancillary works.

The scheme involves the demolition of the existing unlisted building and its redevelopment with a new high quality building.

In accordance with the regulation, we have supplied with this letter a site location plan to identify the land (outlined in red), together with a preliminary set of floor plans for the proposed development and section through the development.

The proposals have evolved from those originally presented to the Council (and GLA) at meetings held in March and July, such that the scheme which Amafhh expects to progress through the planning application stage comprises the following elements:

- Flexible employment space (circa 1,375 sq. m of Class B1/B2/B8 uses) capable of being taken by a single occupier, or sub-divided into smaller suites, including units capable of accommodating start-up businesses and Small Medium Enterprises (SMEs);

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- Banqueting and Conference Centre (circa 1,750 sq. m, comprising ground floor lobby/reception area, one large hall of circa 831 sq. m and two smaller halls);
- Gym and Fitness Centre (incorporating gym, swimming pool, sauna and spa/treatment rooms);
- Residential accommodation (amounting to 150 residential apartments, comprising 120 market units and 30 affordable housing provision);
- Dedicated service yard within the building (including vehicle turntable) to service the employment floorspace, accommodate other delivery vehicles and for refuse/waste collection;
- Three levels of basement car parking, providing approximately 166 car parking spaces, together with cycle parking provision in accordance with the Council's standards.
- Communal roof garden/outdoor terrace and private amenity space (in the form of balconies).

As you will be aware Schedules 1 and 2 of the EA Regulations set out the types of development where an EIA may be required. In this instance the proposal does not fall within Schedule 1.

Whilst the proposed development could be considered to be an 'Industrial Estate Development Project' or 'Urban Development Project' (under Category 10 – 'Infrastructure projects'), the threshold for requiring an EIA under this category is on sites where the area of the development exceeds 1 hectares. In this instance, the area of the development is only 0.3 hectares. The Schedule 2 threshold most pertinent to the proposed development is under category 10(b) 'Urban Development Projects', which includes a threshold stating "*(ii) the development includes more than 150 dwellings*".

As noted above, the proposed development will provide 150 dwellings (this figure should be taken as a maximum level and may slightly reduce as the precise dwelling mix is fine-tuned). Given that the development will not include "*more than 150 dwellings*"; then the EIA threshold set out in Category 10(b)(ii) is not triggered.

In summary, we do not consider the proposed development constitutes 'EIA development' since the proposed development does not exceed the EIA thresholds set out in Schedules 1 and 2 of the regulations. Furthermore, the application site is not located within an environmentally sensitive location. Notwithstanding, as part of the planning submission, the applicant will fully assess the impacts of the development proposal through the following documentation:

- Planning Statement
- Design and Access Statement
- Landscape and Visual Impact Assessment
- Daylight/Sunlight/Overshadowing Assessment
- Noise and Vibration Assessment
- Heritage Statement
- Transport Impact Assessment
- Travel Plan
- Delivery & Service Management Plan
- Sustainability Assessment and Energy Strategy
- Employment Land Assessment
- Air Quality Assessment
- Flood Risk Assessment/Statement

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- Phase 1 Contamination Assessment
- Construction Method Statement/Demolition Statement

These supporting documents will fully assess the tall building element of the proposed development (the applicant will, in association with the LPA, identify the zones of visual influence of a proposal and then test the impacts on these zones), as well as the impacts of the proposed land uses.

We trust this letter (and attachments) provides sufficient information for the Council to be able to assess whether an EIA is required. However, if you require any additional information please do not hesitate to contact us.

Yours sincerely



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