

29 November 2016

Your Reference
16/0445/PREMr Barry Henn
Regeneration and Environment
London Borough of Brent
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

Our Reference 60522694

Dear Barry,

54 Dudden Hill Lane, Willesden: EIA Screening Opinion Request

On behalf of our client, R55, we write regarding the redevelopment of 54 Dudden Hill Lane, Willesden, hereafter referred to as the 'Proposed Development'.

In particular we are writing to request an Environmental Impact Assessment (EIA) Screening Opinion from the London Borough of Brent as the Local Planning Authority to ascertain whether or not EIA is required. This request is made under Regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) (hereafter referred to as the 'EIA Regulations').

In accordance with EIA Regulations, Regulation 5(2), please find enclosed an EIA Screening Report that provides:

- A plan sufficient to identify the land;
- A brief description of the nature and purpose of the development and of its possible effects on the environment; and
- Such other information or representations as the person making the request may wish to provide or make.

We have undertaken a review of the Proposed Development in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) and our analysis is presented in the enclosed EIA Screening Report. We consider that the Proposed Development falls within Schedule 2, Part 10b "urban development projects", and exceeds the applicable threshold for the quantum of units in the EIA Regulations (150 units); however it is not considered that the Site, the Proposed Development and/or its potential environmental effects trigger any of the Schedule 3 criteria, particularly given the design, land use planning and environmental management controls that can be expected to be applied.

It is acknowledged that there may be temporary significant construction effects at neighbouring residential properties; however these will be managed by a Construction Environmental Management Plan (CEMP) and Construction Logistics Plan (CLP) which will be approved by London Borough of Brent; and are typical of construction effects at developments located within urban areas.

It is therefore respectively concluded that an EIA is not required.

Accordingly we request a formal EIA Screening Opinion from the London Borough of Brent in its capacity as the relevant planning authority under Regulation 5(1) of the EIA Regulations. We look forward to receiving the Screening Opinion within the statutory three week period from the date of this letter.

Should you wish to discuss the EIA Screening Report please contact Helen Lund (contact details below).

Yours sincerely,



Helen Lund
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Encl: 54 Dudden Hill Lane, Willesden EIA Screening Report

cc: Alison Mackay, Colliers International
Jonathan Manns, Colliers International
Danny Hazlehurst , R55