

DERBYSHIRE COUNTY COUNCIL

SCREENING OPINION UNDER REGULATION 8 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (the 'EIA Regulations')

PROPOSAL: Erection of an office and engineering building (involving the removal of two existing structures)

APPLICANT: Buxton Lime Limited

CODE NO: PD17/1/113

FILE NO: 1.36.100

Is the proposal in Schedule 1?

No.

Is the proposal in Schedule 2?

Yes. Development of the description falls under paragraph 2(a) (Extractive Industry) 'Quarries, open cast mining and peat extraction (unless included in Schedule 1)' as listed in Column 1 of the table in Schedule 2.

The need for EIA must be considered further.

Is the proposal in, or likely to affect the character of, a sensitive area?

The application site is not located within a sensitive area but is located approximately 400m west of the Peak District National Park (PDNP) boundary, which is considered to be a sensitive area for the purposes for these Regulations and is situated in a large quarry complex that is in both the administrative boundaries of Derbyshire County Council (DCC) and PDNP. There is likely to be some intervisibility between the National Park and the proposed development, although the scale of the proposal is visually subservient to that of the larger structures in close proximity to the site. The nature of the proposal would also be considered to be appropriate in the context of the wider quarry site. It is not considered that the proposal would likely affect the character of the PDNP so significantly to warrant the production of an Environmental Statement.

Does it meet criteria in Column 2 of Schedule 2?

No. The applicable thresholds/criteria set out in Column 2 of Schedule 2 that trigger the need to consider whether an EIA is required in respect of paragraph 2(a) development, are:

'All development except the construction of buildings or other ancillary structures where the new floorspace does not exceed 1,000 square metres.'

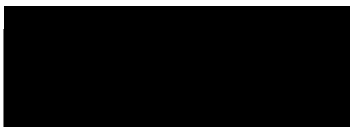
The proposed development is for the erection of a building and does not exceed 1000 square metres.

The development does not meet any of the applicable thresholds/criteria in Column 2 of Schedule 2 and therefore falls outside Schedule 2 of the EIA Regulations.

The development is not EIA development.

Conclusion

This proposal falls under paragraph 2(a) of Schedule of the EIA Regulations as it relates to the disposal of waste. It does not, however, meet the indicative thresholds and criteria set out in Column 2 to Schedule 2 of the EIA Regulations and therefore falls outside the scope of those Regulations it is therefore considered that an **EIA WOULD NOT BE REQUIRED**.

Signed:... 

Date:30 September 2025