

Cornwall Council

Planning and Sustainable Development Service



Clean Earth Energy
Clean Earth Energy Investments Ltd
2A Bess Park Road
Trenant Industrial Estate
Wadebridge
Cornwall
PL27 6hb

My ref: PA21/03419
Date: 30/04/2021

Dear Vivek

Statutory Instruments 2017**The Town and Country Planning (Environmental Impact Assessment) Regulations 2017****Regulation 6**

Application Number PA21/03419

Proposal Location EIA screening opinion request for a single wind turbine.
Imerys Land at East Karslake Cornwall

Applicant Clean Earth Energy.

Further to your screening request received 29th March 2021 - please find attached the Screening Opinion now adopted by Cornwall Council, as the Local Planning Authority, which concludes that:

The development proposed is not considered to be an EIA development within the meaning of the EIA Regulations. The decision is based on the information known at the time and selection criteria for screening Schedule 2 development - namely Category 3 (i) Installations for the harnessing of wind power for energy production (wind farms) and Planning Practice Guidance. This decision is given without prejudice to any final determination of any subsequent planning application.

The development does not require an Environmental Impact Assessment (EIA), as it lies outside of a sensitive area as defined and although it exceeds

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the applicable threshold i.e. the hub height of any turbine or height of any other structure exceeds 15 metres - it is considered unlikely to have significant effects on the environment.

This decision is given without prejudice to any final determination of any planning application.

Yours faithfully

Louise Wood

Service Director Planning and Sustainable Development

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Regulation 6 – screening opinion checklist

Screening request under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Request for a formal EIA Screening Opinion

Proposal:	<p>Screening request for an EIA screening opinion for a single wind turbine of 135metres high to tip.</p> <p>Imerys Land, land at East Karlake, Cornwall PL26 7XS</p>
Cornwall Council Ref:	PA21/03419

1	Is this a Schedule 1 development?	NO
If YES – EIA development, EIA required		
If NO – go to Box 2.		
2	Is this a Schedule 2 development?	

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(a) Is it of a description mentioned in Column 1 of the table in Schedule 2;	YES
If YES – go to 2(b) and (c);	
If NO – not Schedule 2 development, no EIA required.	
(b) Is any part of the site in a 'sensitive area'? (ie SSSI, AONB, World Heritage site, SAC, scheduled monument etc);	NO
(c) Is any applicable threshold or criterion in the table in Schedule 2 exceeded or met in relation to the development.	YES
If YES to either 2(b) OR (c) – Schedule 2 development – go to Box 3	
If NO to both 2(b) AND (c) – not Schedule 2 development, no EIA required.	
3 Would the development site/proposal be likely to have significant effects on the environment because of factors such as its nature, size or location? (Refer to Schedule 3 for guidance)	NO
If NO – not EIA development, no EIA required.	

Screening Opinion - reason(s) for decision:

Characteristics of the development

(a) The size of development	The proposed development comprises the erection of a single wind turbine, 3 blade rotor design with a maximum tip height of 135metres. Two switch housing units (approx. 4m x 4m x 3m) temporary access track, underground cabling and temporary crane hard standing.
(b) The cumulation with other development	Wind turbines Approved/Constructed within 4km: * <ul style="list-style-type: none"> • PA20/09318 1 x135m - 366metres to the west • PA14/12102 1 x 77m – 350m South • PA14/07230 1 x 66m – 1.5km SE • PA15/01218 1 x 77m – 1.72km South • PA14/12172 1 x 77m – 2.43KM NE

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	<p>Medium scale (up to 77m to tip) wind developments are located in close proximity to the proposed turbine location.</p> <p>There would be intervisibility with the turbines and this proposal for an additional single turbine but it not considered that the cumulative landscape effects, having regard the nature of the turbines and the characteristic of the intervening landscape(somewhat commercial landscape) between them would be significant in EIA terms.</p> <p>Any submission should be supported by a landscape and visual impact assessment which considers cumulative impact.</p>	
(c) The use of natural resources	<p>Wind would be used to power the turbine. Otherwise the use of natural resources is expected to be minimal. Other resources would be used in the manufacture of the turbine but these are insignificant in EIA terms.</p>	
(d) The production of waste	<p>Small amounts of waste would likely be generated during the construction phase of development, but could be transported away from the site post-construction as necessary.</p>	
(e) Pollution and nuisances	<p>The main potential pollution and nuisance impacts from this type of development are expected to be a degree of noise, shadow flicker and electro-transmission impacts. This is likely to be a localised impact and capable of being mitigated through the planning application process.</p>	

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(f) The risk of accidents, having regard in particular to substances or technologies used	<p>Provided that the wind turbine is operated in accordance with its operational specifications, there would unlikely be a risk of accidents associated with mechanical failure.</p> <p>There is a potential risk of accidents associated with vehicle movements, particularly during the construction phase of development, as it is anticipated that at times - there would be large and abnormal vehicles exiting and entering the A30.</p>
Location of the development	
(a) The existing land use	The site is within Imerys land close to Longstones operational clay mining pit.
(b) The relative abundance, quality and regenerative capacity of the natural resources in the area	<p>In this context, 'natural resources' has been taken to mean those resources which exist naturally and can be used to attribute or derive value, including biodiversity interests and the natural landscape.</p> <p>The natural resources in the area have been impacted upon by the commercial mineral extraction that has taken place on the land and there is no evidence to suggest any significant impact from this proposal on the natural environment.</p>
(c) The absorption capacity of the natural environment	<p>The development does not fall within an area statutorily designated for its landscape and scenic beauty.</p> <p>The site is within landscape character area CA17 – St.Austell or Hensbarrow China Clay Area which has been highlighted to have a moderate to high sensitivity towards band D turbines.</p> <p>The site does not lie within any landscape designations.</p> <p>There are no AONBs within a 5km Radius</p>

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	<p>The turbine falls within a County Wildlife site.</p> <p>The Brenery Common and Goss and Tregoss Moors SAC is located 3.72km northwest</p> <p>The River Camel SAC 6.35km to the north</p> <p>Wheal Martyn SSSI- 1.57metres to the east</p> <p>St.Austell Clay SSSI 3.36km to the north, 3.6km to the east and 4.16km to the west.</p> <p>St.Mewan Beacon SSSI is 1.85km to the south</p> <p>Roche Rock SSSI is 4.2km to the north</p> <p>Mid-Cornwall Moors SSSI 3.7km to the north</p> <p>Trelavour Downs SSSI is located 4km northwest</p> <p>Tregargus Quarry SSSI is located 3.85km west</p> <p>Carn Grey Rock and Quarry is 4.65km east.</p> <p>Par Beach and ST.Andrews Nature reserve is 9.4km southeast.</p> <p>Goss Moor nature Reserve is 4.13km northwest.</p> <p>Taking into consideration the nature of these protected areas and the proposal itself which is not within any of these areas it is considered that there is unlikely to be significant impact upon these designations due to the siting and nature of the proposal to trigger an EIA.</p> <p>There are a number of listed buildings within 5kn of the site.</p> <p>The nearest being</p>
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	<p>The Chapel of St.Michael Roche Rock Grade I 4.18km north.</p> <p>Grade II * Menacuddle Baptistery Church Located 3.38km to the southeast</p> <p>Church of Gomonda Grade II* 4.35km north.</p> <p>Church of St.John Garde II* is 3.8km southeast.</p> <p>Grade II* Goonvean China Clay Works Engine, Parkandillick Engine House and Treveor farmhouse are located 3.56km. 3.99km and 4.06km west.</p> <p>Grade II* Market House and Old Manor House are Located 4.03km southeast</p> <p>Grade I Holy Trinity Church is 4.09km to the southeast</p> <p>Grade II* church of St.Mewan 3.78km south</p> <p>Grade II * Chapel Mill 4.4km southwest Grade I Church of St.Stephen 4.6km south west.</p> <p>Grade II* Church of St.Dennis 4.35km northwest.</p> <p>There are a number of Scheduled Monument within 5km of the application site,</p> <p>Wheal Martyn located within 1.61km to the east.</p> <p>Hensbarrow Beacon 2.68km north.</p> <p>Platform cairn 2.4km north</p> <p>St.Stephens Beacon SM is 2.69km southwest.</p> <p>Tregargus some gridning mill is 3.99km southwest.</p>
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	<p>Wayside Cross St.Stephens Churchyard 4.6kmsouwest</p> <p>Sticker Camp is 4.92km south</p> <p>Standing cross in St. Dennis Church yard is 4.63km northwest</p> <p>Menacuddle Well 3.2km south.</p> <p>Closest registered parks and gardens are Tregrehan Gardens 6.43km southeast.</p> <p>The Gardens of Heligan 8km south.</p> <p>Due to the distance and the surrounding topography it is unlikely that any significant impact (in EIA terms) upon the setting of these Scheduled Monuments would occur.</p> <p>A Heritage Impact Assessment would be required with any formal application.</p> <p>The absorption capacity of the natural environment is therefore considered to be moderate-good.</p>	
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Characteristics of potential impact

(a) Extent of the impact	<p>A wind turbine of the proposed scale in this location would be clearly visible and would therefore have an impact on landscape character.</p> <p>In terms of impacts related to the proposed development, these relate to visual effects on the landscape character of the area. It is considered however, that these impacts would not be likely to be significant in EIA terms due to the nature of this development, being a single turbine, and the environment that it is to be located within has a commercial/industrial character.,</p>	
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	<p>Whilst there are listed buildings and a Scheduled Ancient Monuments in the vicinity it is unlikely that the proposal would have a significant impact which would result in the application being EIA positive.</p> <p>Any full application should be supported by a full LVIA and Heritage Impact Assessment.,</p> <p>The nearest involved residential properties are located 967m west, 964m southeast and 1.02km west of the proposal.</p> <p>Some properties are likely to experience an impact, however this is not considered to be significant in EIA terms.</p>	
(b)	The transfrontier nature of the impact	Not applicable in this location.
(c)	The magnitude and complexity of the impact	<p>The proposed wind turbine would be a tall structure in the landscape which would likely be visible from far-reaching views. However, it would be seen in the context with other wind turbines and within an industrial landscape which could lessen the magnitude of its visual impact.</p> <p>The impact would not be particularly complex, owing to the lack of statutory landscape designations, the potential for ecological mitigation and the small number of properties which would likely be affected to a greater or lesser degree by the development.</p>
(d)	The probability of the impact	The development would inevitably give rise to a landscape and visual impact. Otherwise, appropriate assessments would determine the probability of the impact upon other interests.
(e)	The duration, frequency and reversibility of the impact	Initial construction impacts would be for a period of months. Once in place, the on-site structures are likely to be operational for 35 years, after which all structures would be de-commissioned and removed, with minimal restoration of the site

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	required in restoring it to its original state.
<p><u>Conclusion</u></p> <p>The development proposed is not considered to be an EIA development within the meaning of the EIA Regulations. The decision is based on the information known at the time and selection criteria for screening Schedule 2 development - namely Category 3 (i) Installations for the harnessing of wind power for energy production (wind farms) and Planning Practice Guidance. This decision is given without prejudice to any final determination of any subsequent planning application.</p> <p>The development does not require an Environmental Impact Assessment (EIA), as it lies outside of a sensitive area as defined and although it exceeds the applicable threshold i.e. the hub height of any turbine or height of any other structure exceeds 15 metres - it is considered unlikely to have significant effects on the environment in EIA terms.</p> <p>This decision is given without prejudice to any final determination of any planning application.</p>	
<p>Michelle Billing Case Officer</p>	<p>Date: 30/04/2021</p>
<p>Louise Wood Service Director Planning and Sustainable Development</p>	<p>Date:07/05/2021</p>