

Rossfield Park North

Client: Peel Land and Property
Project: Mixed Use Development
Scale: 11,000 m² of employment floorspace and up to 300 residential dwellings
Services: EIA



"Peel was keen to avoid delaying the appeal hearing and hence keep to a six week turnaround for the EIA. We prepared a detailed early briefing for the project team, reviewed the issues with Counsel and worked round the clock to deliver the ES in time"

Rob White, Director
White Peak Planning Ltd.

Peel Investments (North) Ltd submitted an outline planning application to Cheshire West and Chester Council (CWaCC) in August 2010 for the proposed mixed use re-development of a vacant former industrial site fronting onto Rossmore Road East and North Road in Ellesmere Port, known as 'Rossfield Park North'. The planning application did not include an Environmental Statement (ES) and was subsequently refused by CWaCC in November 2012.

Peel made the decision to appeal the refusal of planning permission and in February 2013, the Secretary of State directed that the proposals constitute EIA development under Schedule 2 10(b) of the EIA Regulations and that an Environmental Impact Assessment (EIA) should be undertaken.

White Peak Planning was instructed to manage and co-ordinate the EIA and produce the ES within a tight timescale prior to the Appeal that was due to start in April 2013.

We worked with the existing team of technical specialists to ensure that the EIA process was undertaken in a quick but robust manner. EIA Scoping was not carried out due to timescales, but adequate consultation had been undertaken during preparation of the planning application. The EIA was completed in time and to budget in March 2013.

The Appeal (ref: APP/A0665/A/12/2188431) was opened in April 2013, with the appeal allowed and planning permission granted in May 2013.

