



In this edition of our monthly newsletter, our colleagues from Pegasus Planning Group explain the recent changes to EIA and how it affects demolition projects. We also announce our new waste characterisation iPad app to feed directly into planning for nuclear and offshore decommissioning.

Demolition Can Have Significant Environmental Effects



According to a recent Court of Appeal judgement, where Lord Justice Sullivan held "Schemes other than the execution of construction works are plainly within the first limb [of Article 1.2 of the EIA Directive] and there is no reason why demolition works should be excluded from these schemes".

As a consequence of this ruling demolition works are now deemed capable of having significant effects on the environment and, as such, can potentially constitute 'EIA Development'.



We would therefore advise that you submit a request for a screening opinion to the Local Planning Authority to determine whether, in their view, the proposals constitute 'EIA Development' on all sites exceeding the 0.5 hectare "urban development project" threshold.

If it is concluded that demolition constitutes 'EIA Development' then permitted development rights are withdrawn and planning permission will be required where this planning application will need to be accompanied by an Environmental Statement.

Existing planning permissions in respect of which no start has been made should be examined to consider if they are potentially liable to third party challenge, as it is unlikely that any existing permissions in relation to development that requires demolition will have an EIA dedicated to the issue of demolition.

Renewing planning applications will require an EIA for any element of demolition works caught by the EIA Directive.

[Pegasus Planning Group](#) have extensive experience in preparing Screening Opinion requests and negotiating with Local Planning Authorities to remove the need for EIA.

D3 Waste Characterisation iPad App Supports Offshore and Nuclear Decommissioning

We have finished building and testing our own iPad app for waste characterisation that will feed directly into planning for offshore and nuclear decommissioning.

The app was built in the field at a nuclear facility to live-test the input process during actual waste characterisation for decommissioning procedures and is now being used at a second site to further test its capabilities.

Waste characterisation data is immediately stored in an online database allowing multiple teams on a site to operate simultaneously without needing to wait for input from other teams.

The app also does away with lost time due to 'double inputs' of data and it provides a robust audit trail to how the waste was characterised and quantified. The intuitive data collection flow is mapped to GIS, so teams will be able to select a module or platform and begin entering data.

As well, we have configured it to automatically append all European Waste Codes (EWC) codes based on natural language input selections.

The ability to show a real-time dashboard and output to any report template allows waste characterisation teams and



clients to see the results of data collection immediately and on-demand. This also helps use of the characterisation data across contractual parties.

Warm regards,

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