



The Planning Inspectorate

Major Casework Directorate Customer Services:
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North York Moors National Park Authority The Old Vicarage Bondgate Helmsley York, North Yorkshire YO62 5BP	Your Ref: NYM/2020/0227/FL
	Our Ref: APP/W9500/W/20/3256879
	Date: 16 March 2021

Sent by email:

Dear Sir / Madam,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Holf Leisure

Site Address: The Plough Inn, Boonhill Road, Fadmoor, Kirkbymoorside

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, Conversion of and extensions to former public house and outbuildings to form 2 no local occupancy letting units and 4 no holiday letting units with associated access, parking, bin/bike stores, amenity spaces and landscaping works falls within the description at 10 (B) and 12 (C) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The Proposed Development is the conversion and extension of an existing former public house building to form residential and holiday lettings. The Proposed Development is in a rural location within the North York Moors National park and c 2km from the North York moors Site of Special Scientific interest (SSSI), Special Area of Conservation (SAC) and Special Protected Area (SPA).

As the Proposed Development is located within the Impact Risk Zone or Zone of Influence of the above mentioned European Designated sites, there may be some impact on the surrounding area as a result of this development, however it would not be of a scale and nature likely to result in significant environmental impact.

There would be no likely significant effects in terms of noise, waste, contamination, flooding, ecology, arboriculture, archaeology, cultural heritage, transport, or complex construction. The threshold criteria at 10 B and 12 C are also not exceeded.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours faithfully

Gary Chapman

Gary Chapman
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Patrick Barrett – Barrett and Barrett Architects – Agent -

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