



# LAND AT DEAL GROUND AND MAY GURNEY

Environmental Statement Addendum – Chapter 17: Summary and Conclusions

Serruys Property Company Limited

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## 17 SUMMARY AND CONCLUSIONS

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### 17.1 INTRODUCTION

This ESA has been completed to provide further environmental assessment to that of the ES and addendums provided as part of the July 2013 outline consent. The contents have been duly scoped with the LPAs and written in a format to accord with the spirit of the 2017 Regulations albeit there is no guidance within the legislation in terms of format or content of an ESA. Therefore, professional judgement has been employed particularly given the differing requirements of the Regulations and therefore, the format of the ESA does not closely follow the structure and format of the original but rather accord with the current Regulations.

### 17.2 SUMMARY

Chapter 16 considers the cumulative effects of the committed developments (Section 3.4 of Chapter 3) also taking account of existing baseline conditions and utilising agreed scopes with consultees. There are no elements that with mitigation will result in likely significant impacts as a result of this development including taking account of the committed developments. 'Significant' being the test in terms of EIA.

### 17.3 CONCLUSIONS

The proposed development has been assessed for potential environmental effects through the process of undertaking of an Environmental Impact Assessment, the results of which are presented within this ESA and the technical assessments contained herein. In accordance with the EIA Regulations, the proposed development has been assessed for potential effects during both the construction and operational phases of the development, whilst effects have been analysed in terms of residual and cumulative; temporary and permanent (short and long term); and beneficial, negligible and adverse, where applicable.

The conclusion reached by the ESA is that there are adequate mitigation measures available to ensure that the proposed development could proceed without giving rise to unacceptable environmental effects. The mitigation measures proposed would not have any significant adverse residual effect on the existing environment or local amenity.