

1 Introduction

1.1 Background

Earth and Marine Environmental Consultants Limited (EAME) were commissioned by Salhia Investments (Birmingham) Limited and Salhia Investments (Residential) Limited (jointly, the Client, site owner & developer) to compile an Environmental Statement (ES) as defined by the *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011* (as amended). This based on an Environmental Impact Assessment (EIA) that is required in association with the planned re-development of a moribund site in Digbeth with a mixed use city centre development comprising office, retail, and residential uses with associated support buildings and infrastructure. The subject site, to be known as *The Beorma Quarter* is located on the south eastern edge of Birmingham city centre at an approximate NGR: SP0748, 8656 (*Figure 1.1*). The development site comprises the following addresses: the 123-143 Digbeth, 3-5 park Street, 81-93 Allison Street and adjoining land.

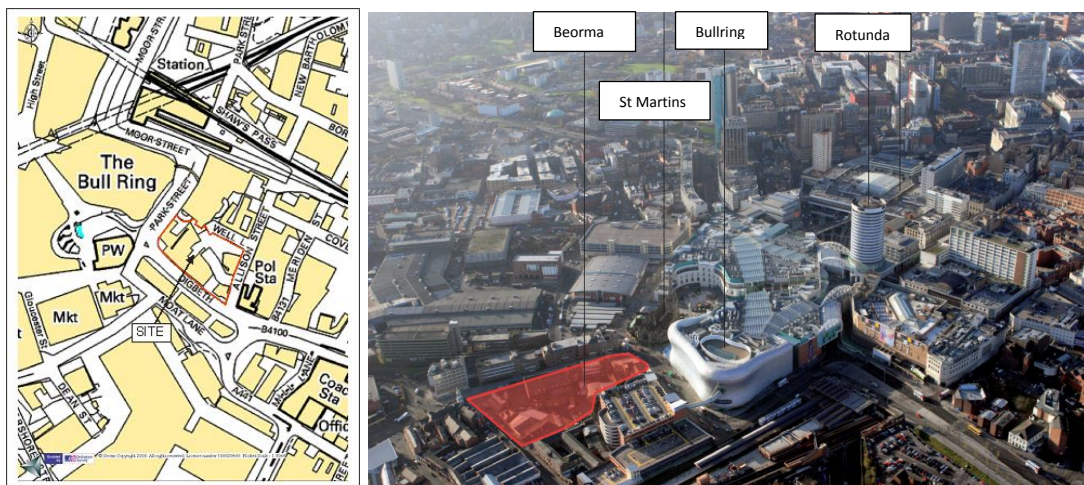


Figure 1.1: Site Location

It should be noted that an earlier similar form of the proposed development on the same site has previously been subject to an EIA, submitted for planning approval and subsequently granted consent (BCC Ref 2012/02104/PA). Phase 1 of that consented development was consequently implemented and is presently under construction, but Phases 2 and 3 were not implemented and have subsequently been amended. It is these revised Phases 2 and 3 that are now the subject of a new planning submission and associated EIA. The EIA has, where relevant, drawn upon the findings of the earlier EIA study where appropriate. This is referred to where relevant in the various technical chapters that follow.

At the outset of the Environmental Impact Assessment (EIA), an Environmental Scoping Study was undertaken to identify the key environmental issues associated with the proposed development and to set out the proposed assessment methodology and factors that would be considered during the EIA. The Scoping Report, which was submitted formally to Birmingham City Council (BCC) and involved consultation with and feedback from the following statutory bodies and information sources:

- Environment Agency information on water quality and abstractions, groundwater source protection zone and flood risk;
- Landmark Report/Historical Maps (<http://www.landmark.co.uk>);
- the UK National Air Quality Information Archive (<http://www.airquality.co.uk>);
- MAGIC (Multi-Agency Geographic Information for the Countryside) website for land designations;
- Birmingham International Airport and the Civil Aviation Authority on potential issues with aviation in the Birmingham area;
- Previous reports available for the site; and
- Information provided by members of the development design team.

The Scoping Report is presented in *Appendix 1*, along with the Consultee Responses.

1.2 Structure of the Environmental Statement

This ES has been prepared by EAME, with assistance and input from other members of the Project Design Team, as outlined in *Table 1.1*.

This ES is volume one of a three volume set of documents that comprise the following:

- **Volume 1** – Non Technical Summary and
- **Volume 2** - Environmental Statement
- **Volume 2** – Supporting Technical Appendices

Table 1.1: ES Sections and contributors

ES Section	Section Title	Principal Contributor
01	Introduction	<u>Earth and Marine Environmental Consultants (EAME)</u> Environmental Consultants
02	Existing Site Description	<u>Earth and Marine Environmental Consultants (EAME)</u> Environmental Consultants
03	The Development Proposals	<u>Earth and Marine Environmental Consultants (EAME)</u> Environmental Consultants <u>Broadway Malyan (BM)</u> Architects
04	Details of the Assessment Methodology	<u>Earth and Marine Environmental Consultants (EAME)</u> Environmental Consultants
05	Planning Policy	<u>Alistair Grills Associates (AGA)</u> Planning Consultants, Planning Application Co-ordination
06	Socio-economic Issues	<u>Greengage (GG)</u> Socio-economic consultants
07	Townscape and Visual Impact	<u>Bell Fischer Landscape Architects (BFLA)</u> Landscape Consultants
08	Archaeology & Cultural Heritage	<u>WH H Van Sickle (WVS)</u> Topographical and Architectural History <u>Headland Archaeology (HA)</u> Archaeology
09	Traffic and Transport	<u>AECOM (AECOM)</u> Transport Consultants
10	Air Quality	<u>Air Quality Consultants Ltd (AQ)</u> Air Quality Consultants
11	Noise and Vibration	<u>Hoare Lea Acoustics (HLA)</u> Noise Consultants
12	Ecology & Nature Conservation	<u>The Ecology Consultancy (EC)</u> Ecology Consultants
13	Water Quality and Hydrology	<u>Burohappold Engineering (BE)</u> Engineering Consultants

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ES Section	Section Title	Principal Contributor
14	Soils, Geology & Land Contamination	<u>Burohappold Engineering (BE)</u> Engineering Consultants
15	Wind and Microclimate	<u>Burohappold Engineering (BE)</u> Engineering Consultants
16	Daylight, Sunlight, Overshadowing and Nightlight	<u>Earth and Marine Environmental Consultants (EAME)</u> Environmental Consultants
17	Telecommunication Interference	<u>GTech Surveys Ltd (GS)</u> Broadcast and telecommunications consultancy
18	Waste Management	<u>Earth and Marine Environmental Consultants (EAME)</u> Environmental Consultants <u>Broadway Malyan (BM)</u> Architects
19	Summary and Conclusions	<u>Earth and Marine Environmental Consultants (EAME)</u> Environmental Consultants

All volumes should be consulted for a full account of the EIA. It should also be noted that figures are presented in A3 format or embedded in the text in this suite of documents, but full size drawings (where relevant) are presented in the main planning submission.

Any queries related to this ES should be directed in the first instance to enquiry@eame.co.uk with "Beorma Quarter" in the subject line.