

MR VINCENT RYAN
BARTON WILLMORE

By email:
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ENQ/2017 /0231
18/01/2018
Matthew Phillips
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Dear Sir,

Town and Country Planning Act 1990

**SCREENING OPINION REQUEST FOR UP TO 600 DWELLINGS
LAND AT HOLT ROAD LLAN Y PWLL, WREXHAM, .**

**SCREENING OPINION REQUEST FOR UP TO 600 DWELLINGS
LAND AT HOLT ROAD LLAN Y PWLL, WREXHAM**

I refer to your request for a Screening Opinion under the provisions of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

Having considered the details submitted I can confirm that the development **will not** need to be subject to an Environmental Impact Assessment. A copy of the screening opinion is enclosed with this letter.

Yours faithfully,



Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1	Case Details	
A	Appeal case reference	
B	LPA case reference ENQ/2017/0231	
C	LPA Wrexham County Borough Council	
D	Appellant/Applicant Bloor Homes North West and Barratt Home	
E	Site address Land at Holt Road, Llan Y Pwll	
F	Brief description of development Residential development – up to 600 dwellings.	
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) 29ha	
H	Approval of reserved matters or conditions? If yes, state which one	
I	If Yes, enter the description of development subject of the related planning permission	
2	EIA Screening Details	
2A	Schedule 1	
	Is the project Schedule 1 development as described in Schedule 1 of the EIA Regulations?	No
	<i>If Yes, under which description of development i.e. Nos. 1 -21? Go to Section 8 and tick Recommended Action 8A/B 'EIA Required'. If No, consider whether project is 'Schedule 2' development below in part 2(B).</i>	
2B	Schedule 2	
(i)	Is the project listed as a description of development under Column 1 of Schedule 2 of the EIA Regulations?	Yes
	<i>If Yes, note under which description of development in Column 1 of Schedule 2 i.e. paragraphs 1-12. If No, go to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. it is not Schedule 2 development and is not EIA development. Complete sections 3-5.</i>	
	Paragraph 10(b)	

(ii)	Does the project change or extend development described in paragraphs 1 to 12 of Column 1 of schedule 2, where the change or extension may have significant adverse effects on the environment?	No
	<i>If Yes, provide reasons for your answer below. Proceed to point (iii).</i>	
	Choose an item.	
(iii)	Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations?	No
	<i>If Yes, state which area and proceed to Section 3, no need to consider thresholds/criteria. If No, proceed to point (iv) below.</i>	
(iv)	Are the applicable thresholds/criteria in Column 2 exceeded / met?	Yes
	<i>If Yes, note which applicable threshold/criteria and proceed to Section 3. If No, proceed to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. it is not Schedule 2 development and is not EIA development. Complete sections 3-5.</i>	
	The development is for more than 150 dwellinghouses and the overall area of the development exceeds 5 hectares.	
3	LPA / Welsh Ministers' Screening	
	All applications including reserved matters/conditions	
(i)	Has the LPA issued a Screening Opinion (SO)?	Choose an item.
(ii)	Have the Welsh Ministers issued a Screening Direction (SD)?	Choose an item.
(iii)	If Yes to either, is a copy of the SO/SD on the file? Note which one.	Choose an item.
(iv)	If Yes, is the SO/SD positive i.e. EIA is required?	Choose an item.
4	Reserved Matters/Conditions Applications Only	
(i)	Was the original planning permission subject to EIA screening?	Choose an item.
(ii)	Was a SO/SD issued for the original planning permission?	Choose an item.
(iii)	If Yes, is a copy of the SO/SD for the original planning permission on file?	Choose an item.
5	Environmental Statement (ES)	
	Has the applicant/appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	Choose an item.

Is a detailed screening assessment (Sections 6) required?

If Yes has been answered in response to either 2B(iii) or 2B(iv), send to relevant team to undertake detailed screening assessment.

If No has been answered for both questions, or the questions are not applicable, proceed to Section 7.

7 Options		
Assessment	Recommended Action	✓
Schedule 1 development	Letter 1. Issue direction stating EIA Required	
Schedule 1 development – appeal is at an advanced stage	Letter 2. Issue direction stating EIA Required	
Project does not fall within the EIA Regulations as either: (a) it is listed within the descriptions of development Column 1 of Schedule 2 of the EIA Regulations but does not meet relevant threshold criterion; or (b) it does not fall within the categories of development in Column 1 of Schedule 2 of the EIA Regulations.	Letter 3. EIA Not Required - Issue direction stating either: (A) project listed within descriptions of development in Column 1 of Schedule 2 of the EIA Regs but does not meet relevant threshold/criterion; or (B) project does not fall within the categories of development in Column 1 of Schedule 2 of the EIA Regulations.	✓

Sign-off	
Signature	David Williams – Planning Control Manager
Date	18.1.2018

STAGE 2 – DETAILED EIA SCREENING ASSESSMENT

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
CRITERION 1. CHARACTERISTICS OF DEVELOPMENT		
Question 1(a) Size and design of the Development		
Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes. The land will change from agricultural use to residential. Its character will be permanently changed. The change to the site itself would be significant and comprehensive, however in the context of its edge of urban location of the site the urbanising effect on the wider locality is not considered to be significant in EIA terms.	Significant effect unlikely
Question 1(b) Cumulation with Existing and/or Approved Development		
Are there any other factors which should be considered such as: - consequential development which could lead to environmental effects? - the potential for cumulative impacts with other existing or planned activities in the locality? - any plans for future land uses on or around the location which could be affected by the project? - transfrontier impacts?	No. There are no other major developments being carried out in the vicinity of the site and there are none currently benefitting from planning permission or subject to a live planning application.	n/a
Question 1(c) Use of Natural Resources, in particular land, soil, water and biodiversity		
Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes, materials will be required/consumed during construction and there will be on-	Significant effect considered to be unlikely

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	going resource use as a result of the occupation of the dwellings. However the scale of the proposal is such that the level of consumption of materials is not considered to be significant in EIA terms.	
Question 1(d) Production of Waste		
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes, solid waste is likely during construction, however it can be assumed that best practices would be employed to minimise such waste. Solid waste will also be produced once the site is occupied, however the development would be subject to WCBC kerbside recycling collection services.	Significant effect unlikely
Question 1(e) Pollution and Nuisances		
Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	No, given the nature of the development it is not considered likely that potentially harmful substances or materials will be stored on site either during construction or occupation.	n/a
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes. There will be noise and vibration during construction. However these effects will be localised and will occur for a limited	Significant effect unlikely The implementation of a Construction Environment Management Plan would

5	Detailed Screening Questions	
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	period – i.e. during construction. The use of best practice techniques would also assist in minimising noise and vibration impacts caused by construction works.	assist potentially adverse impacts arising from construction. The implementation of such a plan could be secured via a planning condition.
Will the Project release pollutants or any hazardous, toxic or noxious substances to air , or lead to risks of contamination of land or water (including surface waters, groundwater, coastal waters or the sea)?	No. Given the nature of the development it is considered unlikely that there is a risk of significant pollution or the release of hazardous, toxic or noxious substances.	n/a
Question 1(f) Risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge		
Will there be any risk of major accidents and/or disasters during construction or operation of the development?	Yes there is a risk of accidents during construction works, however it can be reasonably expected that construction contractors would employ best practices to minimise the risk. In any event, given the nature of the development the risk is not considered to be significant.	Significant effect unlikely .
Question 1(g) Risks to Human Health (for example due to water contamination or air pollution)		
Will there be any risk to human health during the construction and/or operation of the development	Yes, dust arising from the development could adversely impact upon the health of residential properties in the vicinity of the site. However it can reasonably expected	Significant effect unlikely . The implementation of a Construction Environment Management Plan that includes dust management measures

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	that only part of the site would have bare exposed rather or piles of soil/sand at any one time which would assist in minimising the risk. Furthermore the employment of dust management techniques would also minimise the risk of significant dust escaping from the site.	will assist in minimising the risk of adverse impacts on health as a result of dust. The implementation of such a plan could be secured via a planning condition.
CRITERION 2. LOCATION OF DEVELOPMENT		
Question 2(a) Existing and Approved Land Use		
Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No. The development will increase the population of Wrexham, however it is unlikely to change the demographic profile of the town or wider locality to a great extent. Due to the scale of development and its relationship with the existing built up area of Wrexham, the impacts of the development will be localised and are considered unlikely to be significant.	Significant effect unlikely .
Are there any routes or facilities on or around the location, which are used by the public for access to recreation or other facilities, which could be affected by the project?	There are no public rights of way crossing the site. The existing use of the land is agricultural and therefore it is not available for use for formal or informal recreation. There is a golf club on the opposite	Significant effect unlikely .

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	side of the A534/New Holt Road. The development is unlikely to have any significant effects on that facility. Whilst being a highway used by vehicular traffic, Bryn Estyn Road to the south of the site is also used for recreational purposes – walking, running, cycling. The development would effect views from the road in so far as the built up area of the Wrexham would extend further east than it does at present, however the location of areas of open space/landscaping could assist in mitigating such impacts, which would be in any case localised in nature. The development would not reduce or alter the level of access existing residents have to Bryn Estyn Road. It is however likely that the development will increase the use of the road for recreational purposes. The impact would however be localised in nature and unlikely to be significant in EIA terms.	

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	Access to Bryn Estyn Road for vehicular traffic could be prevented by way of site design and if necessary planning conditions.	
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	The development has the potential to increase traffic using the A534/A483 junction (Gresford Roundabout), which does suffer from queuing at peak times. Queuing could increase as a result of additional traffic arising from the development. There is also the potential for additional queuing at some junctions within Wrexham, notably Holt Road/Farndon Street/Powell Road junction in Wrexham. Notwithstanding the above, the highway impacts of the development are considered to be localised and unlikely to be significant in an EIA context.	Significant effect unlikely .
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. The site is a greenfield site classed as Best and Most Versatile	Significant effect unlikely .

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	(GIS layer suggests the majority of the site is Grade 2, with other parts being Grade 3). This would be irreversibly lost if the development were to go ahead. Whilst the change would be considerable at site level, the effects of the development would be limited to the site and would not be significant in the context of the wider locality.	
Are there any areas on or around the location occupied by land uses which could be affected by the project, particularly sensitive land uses e.g. hospitals, schools, places of worship, community facilities?	Yes. Existing residential development to the west of the site the conversion scheme Bryn Estyn Court would be affected, primarily as a result of change in the appearance of the site as a result of built development. The siting of new residential development adjacent to existing dwellings is not considered as likely to result in effects that would be significant upon the existing built up area.	Significant effect unlikely .
Question 2(b) Relative Abundance, Availability Quality and Regenerative Capacity of Natural Resources in the Area and its Underground		
Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters,	Yes.	Significant effect unlikely

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	In 2012 a series of aggregate safeguarding maps were published in 2012 by the British Geological Survey (BGS) which identify glaciofluvial sand and gravel deposits under Wrexham Town extending to the east beneath the proposal site. These are categorised as Category 1 aggregates due to their relative importance and limited occurrence across Wales. Category 1 sand and gravels are comparatively extensive in Wrexham but their occurrence elsewhere in Wales is more limited and constrained to some extent by AONB designation in Flintshire and Denbighshire. Land directly to the east, Llan Y Pwll, was operated by J.R.Flood and Sons Ltd with building sand exploited on a small scale for a number of years to serve the local market. Boreholes within this area indicate that overburden is relatively thin and deposits are relatively thick.	

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u>? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	The details submitted conclude that sand and gravel could not be exploited on a commercial basis because it comprises mostly of sand with limited gravel. However this is based on the mineral being used to produce concrete rather than being blended with other material to make concrete or the possibility of sand being extracted for other materials. It also suggests working is not possible due to the proximity of other receptors. However the site is large and 100m buffers could be maintained within the site whilst allowing for mineral extraction on part of it. Whilst Borrás Quarry provides a land bank of up to 7 years the purpose of safeguarding is to ensure access to minerals to meet future needs, rather than current short term demand. The development would not only sterilise minerals under the site itself. A buffer zone of 100m would be required between the development	

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u>? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	site and any sand and gravel workings in line with MTAN1 (paragraph 71) – which would potentially sterilise further resources on adjacent land. Notwithstanding the above, sand and gravel resources are not so scarce that the loss of mineral resources would be significant in a UK context and given the availability of both on-shore and off-shore resources, it is also unlikely to be significant in a Welsh context. Finally the development of the site would result in a comparatively small loss of land with potentially exploitable mineral reserves beneath it in a Wrexham context. Based on the advice received from the North Wales Minerals and Waste Planning Service, whilst the loss of mineral resources is not significant in an EIA context, further work would be needed to demonstrate compliance with planning policy MW9.	

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u>? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
Question 2(c) Absorption Capacity of the Natural Environment		
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology, or are used by protected, important or sensitive species of fauna or flora, which could be affected by the project?	The site is not subject to any statutory wildlife designations, nor are there any in the immediate vicinity. The site is not subject to any statutory wildlife designations, nor are there any in the immediate vicinity. Unknown – in respect of statutory protected species No ecological assessments have been submitted with the Screening Opinion request, however given the existing features of the site – fields, hedgerows, mature trees, as well the wider landscape, which includes ponds, it is reasonable to conclude that there is the potential for there to be badgers, bat species and Great Crested Newts on the site and in the immediate vicinity, as well as nesting birds.	Significant effects unlikely

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	It can reasonably assumed mitigation measures could be incorporated into the development to off-set or avoid potentially adverse impacts upon protected species, such as green infrastructure and the provision of areas specifically set aside for nature which is enhanced and managed for protected species. These could be secured via planning conditions and planning obligations.	
Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	n/a
Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No.	n/a
Is the project in a location where it is likely to be highly visible to many people?	The site is adjacent to the A534/New Holt Road therefore the northern and eastern boundaries of the development would be visible to anyone using that road. However in a wider landscape context, the development is not highly visible and would be viewed in the context of the existing built up areas of Wrexham,	Significant effect unlikely .
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes. The site adjoins the existing built up area of Wrexham. However	Significant effect unlikely .

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	whilst the development would extend the built up area of the town eastwards and would also irreversibly change the character of a greenfield site, its scale and the associated urbanising effects are local in nature and are not considered to be significant in an EIA context.	
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No. There are no listed buildings or scheduled monuments on the site. There are a number of listed buildings within 1km of the site, however given the degree of separation and the intervening landscape or townscape, significant effects on those buildings or their settings is unlikely to be significant. Wats Dyke is the closest Scheduled Ancient Monument, being located approximately 2.5km to the west of the site, with the built up area of Wrexham lying in between. Given the degree of separation as well as the built up character of the land in between, a significant effect on the	Significant effect unlikely

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	monument is unlikely.	
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	Significant effect unlikely .
Is the project location susceptible to subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions, which could cause the project to present environmental problems?	No	Significant effect unlikely .
Has there already been a failure to meet environmental quality standards that is relevant to the project?	No	Significant effect unlikely .

Statement of reasons – insert into Screening Direction

The proposal has the potential to impact on a protected species, will result in the loss of BMVA, will have an urbanising impact upon a currently greenfield site and will increase traffic on local roads. However the impacts in these respects are likely to be localised and not of a scale that would result in significant effects.

The development of the site does have the potential to sterilise Category 1 mineral resources however it is considered that in a UK, Welsh and Wrexham context the extent of mineral resources sterilised is unlikely to be significant.

6	Outcome of assessment	
(ii)	If a SO/SD has been provided do you agree with it?	N/A

(iii)	Is EIA required?	No	
Outcome		Action	✓
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area but not likely to have significant effects on the environment		Issue direction stating EIA Not Required	✓
Name and Job Title of Assessor	Matthew Phillips, Planning Control Lead Officer		
Date of Assessment	17.1.2019		