

Appendix 2.3: Draft Scoping Opinion Email Correspondence

From: [Raby-Smith, Rebecca @ London SMC](#)
To: [Matthew Phillips](#)
Cc: [Clarkson, Helen @ Manchester](#); [Little, Patrick @ London SMC](#); [Grady, Sarah @ Manchester](#)
Subject: RE: ENQ/2022/0328 - EIA Scoping Opinion Request
Date: 03 March 2023 13:58:00
Attachments: [image001.jpg](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Hi Matthew,

Thank you for your time on the phone earlier to discuss your draft Scoping Opinion and those topics which you are suggesting should be scoped-in/scoped-out of the EIA. As discussed on the call, we have set out further information below.

Groundwater and Land Contamination / Major Accidents and Disasters

In response to your recommendation that Groundwater and Land Contamination should be scoped-in to the ES, we propose to include a discrete Ground Conditions chapter within the ES. This ES chapter would assess/report all impacts associated with historic and potential contamination on all relevant receptors (e.g. site users, aquifers, surface water features).

It is acknowledged that NRW have also requested inclusion of a specific ES chapter to address major accidents and disasters, specifically relating to potential impacts on water quality as a result of the operation of the proposed development (potential accidental spills). As noted above, it is proposed that the Ground Conditions ES chapter will report potential contamination impacts from the proposed development on water quality (surface water and ground water resources). On this basis, preparation of a discrete major accidents and disasters ES chapter is not considered necessary. This is in line with advice in the [IEMA Major Accidents and Disasters in EIA Primer](#), which states that:

*“Major accidents and/or disasters **can be scoped out of the assessment if** you can clearly demonstrate that: ... all possible major accidents and/or disasters are **adequately covered elsewhere in the assessment** or covered by existing design measures or compliance with legislation and best practice.”*

Climate Change and Human Health

In the Conclusions section of your draft Scoping Opinion, you recommend that Climate Change and Human Health should be included within the scope of the ES. We understand you agree with our proposed approach set out in our Scoping Report whereby these topics are considered in the other technical topic chapters scoped into the ES and are not subject to their own discrete chapters. For clarity, we would be grateful if you can confirm that this is your expectation in your Scoping Opinion.

Scoped Out Topics

In the Conclusions section of your draft Scoping Opinion, you have recommended that a number of technical topics can be scoped out of the ES, some of which are topics we have proposed to scope in to the ES in our Scoping Report. For example, you have advised that Transport and Landscape and Visual Impact can be scoped out of the ES as, from your perspective, effects related to these topics “*are not considered to be significant in EIA*

terms". However, as set out in our Scoping Report, the technical consultants who are undertaking these assessments have advised that, based on the assessment work they have completed to date, significant effects are likely to arise in relation to these topics. As such, to ensure that we are meeting the requirements of the EIA Regulations 2017, we continue to propose to scope these topics into the ES.

We would be extremely grateful if you can consider the information set out above in finalising your Scoping Opinion.

Many thanks,

Rebecca

Rebecca Raby-Smith (She/Her)

Senior Consultant

CBRE | ESG Consultancy

Henrietta House | Henrietta Place, London, W1G 0NB

DDI +44 (0)207 182 2000

Mobile +44 7786 756105

Rebecca.rabysmith@cbre.com

☐ I support inclusion

At CBRE we work flexibly, so while it may suit me to email you now, I do not expect a response if it is outside your working hours

Follow CBRE: [CBRE.co.uk](https://www.cbre.co.uk) | [LinkedIn](#) | [Twitter](#)

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 02 March 2023 13:02

To: Raby-Smith, Rebecca @ London SMC <Rebecca.RabySmith@cbre.com>

Cc: Clarkson, Helen @ Manchester <Helen.Clarkson@cbre.com>; Little, Patrick @ London SMC <Patrick.Little@cbre.com>; Grady, Sarah @ Manchester <Sarah.Grady@cbre.com>

Subject: RE: ENQ/2022/0328 - EIA Scoping Opinion Request

External

Rebecca,

Apologies, my diary is full tomorrow and on Monday-Wednesday next week I am afraid. The earliest I could do would be after 3:30pm on the 13th.

Matthew Phillips

Pennaeth Dros Dro'r Gwasanaeth Polisi Cynllunio/Interim Head of Service Planning Policy
Economi a Chynllunio/Economy and Planning

☐ 01978 298780