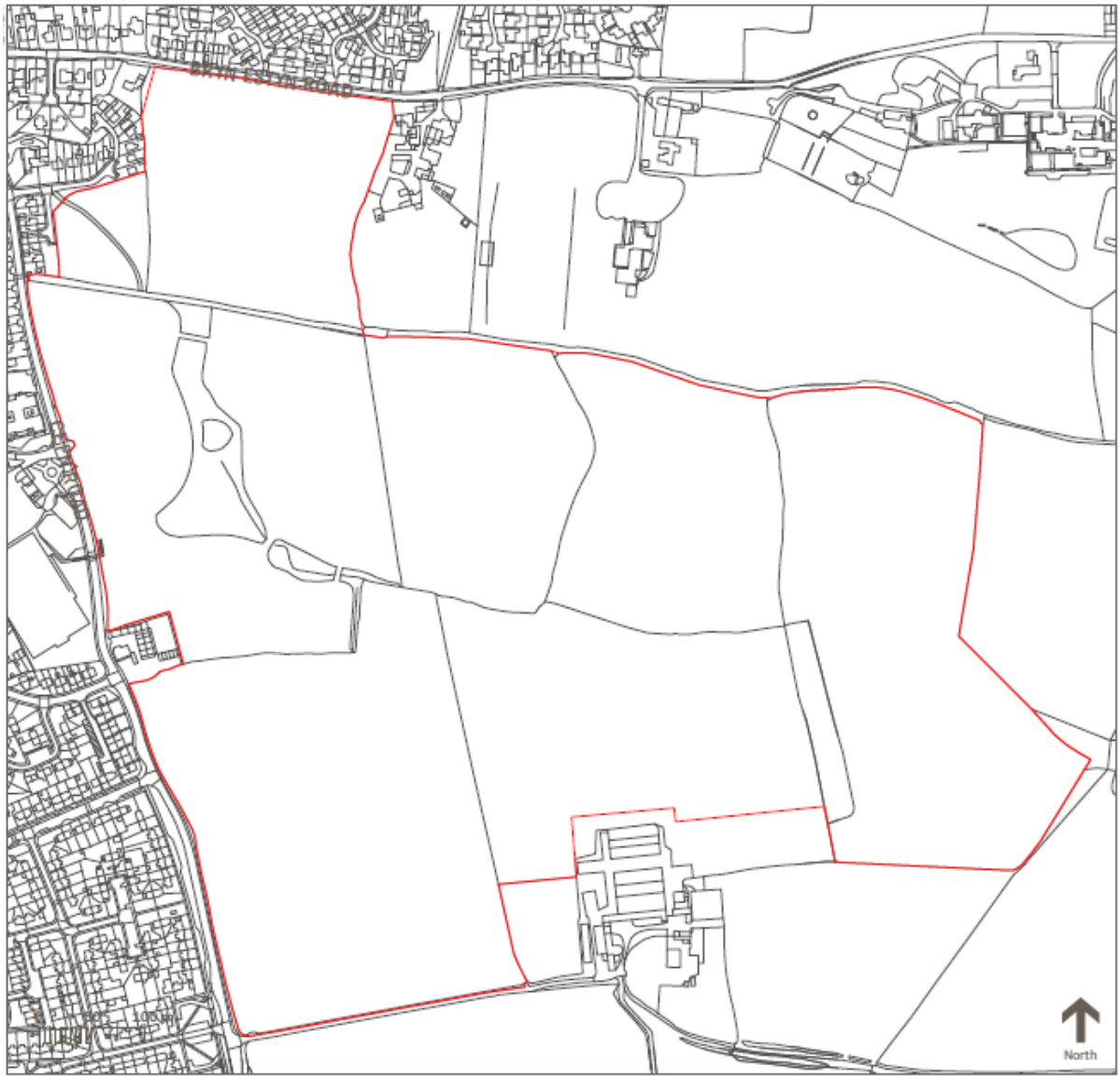
THE SITE



PROPOSAL

Residential development of up to 900 dwellings.

CONSULTATIONS

In accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 consultations have been undertaken with the following:

- WCBC Highways
- WCBC Public Protection
- Welsh Water
- NRW
- Welsh Government (Trunk Roads)

- Welsh Government (Department for Climate Change)
- Cadw
- CPAT

MATTERS TO BE INCLUDED WITHIN THE ENVIRONMENTAL STATEMENT

Agricultural Land: Based on the Welsh Government's predictive Agricultural Land Classification Map the site contains Grade 2, Grade 3a (both being BMV Land, which is a high quality scarce resource) and Grade 3b as well as non-agricultural land.

The majority site is allocated for development in the adopted Local Development Plan (LDP) as part of Key Strategic Site 2. BMV land was a key consideration throughout the Local Development Plan Sustainability Appraisal and site selection process. Sites have only been allocated for residential development where there is an overriding need for development, and either previously development land or land in lower grades is unavailable. However it is also noted that the site boundary includes land that falls outside of the LDP allocation. The proposed development would therefore result in the loss of additional BMV land that was not considered by the LDP Sustainability Appraisal.

The Department for Climate Change has advised they have no comments on the EIA Scoping Opinion, however given the magnitude of the loss of BMV land and the loss of BMV land outside of the proposed housing allocation, this is a matter that should fall within the scope of the Environmental Statement.

Minerals: A Mineral Safeguarding Assessment has identified that the site is likely to be underlain by sand and gravel deposits.

High quality minerals are a scarce resource, as indeed recognised by LDP policies as well as PPW11 paragraph 5.14.7. Paragraph 3.31 of the LDP also advises that policy MW1: Minerals Safeguarding is applicable to Key Strategic Site 2, which this site forms an integral part of.

In light of this, the permanent sterilisation of minerals underlying the site as well as the potential sterilisation of minerals on adjoining land as a result of a buffer zone is considered to be a significant environmental impact. This matter therefore should fall within the scope of the Environmental Statement.

Nature and Ecology – Impact on River Dee and Bala Lake SAC: Welsh Water have advised that there is unlikely to sufficient capacity to accommodate the proposed development in regard to the protection of the environment. In light of this, development has the potential to have an adverse impact on the River Dee and Bala Lake SAC.

The capacity of the foul sewer network to accommodate foul water flows is a matter which could be assessed further by way of a hydraulic modelling assessment. However in light of the matters discussed above, the potential impacts upon the SAC constitute significant environmental impacts and therefore should be included within the scope of the Environmental Statement

MATTERS TO BE EXCLUDED FROM THE SCOPE OF THE ENVIRONMENTAL STATEMENT

Landscape and Visual: The site is not located within any statutory or local landscape designations. The proposed development would have a significant urbanising effect. However when considered in the context of its edge of urban location, the effect n the wider locality is not considered to be significant in EIA terms.

Whilst a formal application would need to be accompanied by a Landscape and Visual Impact Assessment, this is not a matter that needs to be included within the scope of the Environmental Statement.

Cultural Heritage: The responses from Cadw and CPAT have commented on EIA Scoping Report. The latter has advised that Cultural Heritage should be included within the scope of the Environmental Statement. The former has advised on the historic assets that should considered in any assessment of likely impacts arising from the development.

Whilst noting the consultation responses received, there are no Scheduled Monuments, Historic Parks and Gardens, Listed Buildings or Conservation Areas within the site. There are also none within the immediate vicinity of the site, with the nearest (Cefn Mark Lodge, Grade II Listed) being approximately 120 metres from the site boundary.

Whilst it may be appropriate for a Heritage Impact Assessment to be undertaken, it is considered that Cultural Heritage is not a matter that needs to be included within the scope of the Environment Statement.

Transport and Access: The proposed development has the potential to add considerable additional traffic to the local road network as well as to Junction 6 of the A483, particularly at peak times. However, the impacts arising from traffic generated by the development are likely to be relatively local in extent.

A formal planning application would need to be accompanied by a Traffic Impact Assessment. Measures to promote non-car modes of transport should also be considered, including promoting the use of an access to public transport and measures to promote walking and cycling. It is expected that these could be secured both through layout of the site as well as planning conditions and/or Planning Obligation.

The traffic impacts associated with the development are considered unlikely to be significant in EIA terms and therefore do not need to be included within the scope of the Environmental Statement.

Air Quality: The development has the potential to have an impact on local air quality both during construction and when completed. However, the impact on air quality, notably from traffic, it likely to be relatively localised in extent and therefore not significant in EIA terms. Whilst a formal planning application should be accompanied

by an Air Quality Assessment, this matter does not need to be included within the scope of the Environmental Statement.

Noise and Vibration: The development has the potential to give rise to noise and vibration during construction. Traffic generated by the development would also be a potential source of noise when the proposed dwellings are occupied. However, noise and vibration impacts are likely to be relatively localised in extent and therefore not significant in EIA terms. Whilst a formal planning application should be accompanied by Noise and Vibration Impact Assessment, this matter does not need to be included within the scope of the Environmental Statement.

Flood Risk and Drainage: No. The site is located in a Zone A on the Development Advice Map for Planning. No part of the site is subject to Zone 2 or 3 on the Flood Map for Planning.

The development has the potential to increase surface water run-off however there will be a statutory requirement for SAB approval for measures to manage this. The effects will be localised to the site and immediate surroundings and not significant in EIA terms. Flood risk and surface water drainage are not matters that need to be included within the scope of the Environmental Statement.

Nature and Ecology – Excluding Impact on River Dee and Bala Lake SAC: The consultation response from NRW is noted. Given the significant distances to the protected sites it is unclear why NRW have suggested that consideration of these matters should be included within the scope of the Environmental Statement.

There are no statutory or not statutory nature conservation sites within close proximity of the site.

The site has the potential to provide habitats for statutory protected species. However subject to the site being subject to appropriate ecology surveys and detailed consideration to avoiding or minimising impacts being given, the development is unlikely to effects on statutory protected species that are significant in EIA terms.

CONCLUSIONS

The following matters should be included within the scope of the Environmental Statement:

The following matters do not need to be included within the scope of the Environmental Statement:

- Landscape and Visual
- Cultural Heritage
- Transport and Access
- Air Quality

- Noise and Vibration
- Flood Risk and Drainage
- Nature and Ecology – Excluding Impact on River Dee and Bala Lake SAC

RECOMMENDATION

That a Scoping Opinion is adopted requiring the following matters to be included within the scope of the Environmental Statement:

- Agricultural Land
- Minerals
- Nature and Ecology – Impact on River Dee and Bala Lake SAC

Name and Job Title of Assessor	Matthew Phillips, Head of Planning Development Management
Date of Assessment	
Name and Job Title of Authorising Officer	David Fitzsimon, Chief Officer Economy and Planning
Signature of Authorising Officer	
Date	23/02/24