

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 site currently comprises agricultural land, and the development would involve its change of use (for up to at least 50 years). The changes to the site would be significant and comprehensive. However, no large-scale changes to the land's topography are expected, nor to any waterbodies. Whilst the entirety of the site is currently greenfield land, it is noted there are several industrial features within the vicinity at present, including the Legacy Substation and overhead lines with pylons. The proximity of the A483 Trunk Road is also noted. As such, it is considered that any 'urbanising effect' would not 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 proposal is a standalone project which could proceed independently of any other existing or planned developments within the vicinity	Significant effect unlikely .

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- 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?	(except for the existing national grid substation at Legacy, approximately 750 metres to the west of the site). There are no other planned developments within or adjoining the site, and at present the surrounding land would thus remain in its present agricultural use. It is therefore considered there would not be any significant cumulative effects in EIA terms. Whilst there would be additional traffic and potentially noise generation, it is considered this would be largely localised, particularly when considered against the backdrop of the adjacent Trunk Road. These effects are therefore unlikely to be significant in EIA terms.	
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. Land, water and energy will be used during the construction phase. Fuel resources would also be used during the transportation of materials to and from the site.	Significant effect unlikely .

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	However the scale of resource use is unlikely to be of more than local significance, and best practice employed could minimise resource use. The operational use of the site would be for energy storage and is not expected to use a significant amount of resources 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 to be generated during construction, however it is realistic to conclude that best practice techniques will be used during construction to minimise the generation and disposal of solid waste. The operational use of the site is not expected to generate significant amounts of solid waste.	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?	Yes. Battery storage often contains chemicals which can be toxic and hazardous to the environment and human health. However, use of best	Significant effect unlikely .

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	practice and adherence to separate (non-planning) legislation would minimise the potential for any significant effects.	
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes. Noise and vibration is likely to occur during construction. However the effects would be localised and time limited. Best practice techniques can also be expected to minimise impacts. Limited motion-sensor external lighting is proposed during the operational phase of the development, however this would not have any wider impacts outside of the immediate locality. No significant amounts of heat, noise or vibration are expected during the operation of the site in EIA terms.	Significant effect unlikely .
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)?	Yes. There is potential for dust pollution during construction however it can be reasonably concluded that best practice techniques would be employed to minimise this. In any case, dust	Significant effect unlikely .

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	impacts would be localised in scale and extent. The ESS units themselves are containerised, with real-time monitoring. Any abnormalities within the ESS facility would therefore be detected immediately, and the relevant components isolated within the unit. In EIA terms, therefore, it is not expected any impacts would be significant.	
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?	There is a risk of accidents during site construction. The risks are considered to be localised and would be minimised by adoption of best practice techniques by site contractors. There will be the risk of accidents associated with the operation of the development. However the site will need to operate in accordance with Health and Safety legislation. The risk of accidents arising from the development given the intended use	Significant effect unlikely .

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		of the development is not considered significant in EIA terms.	
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. There is a risk to human health from dust arising from construction works and operation of the site. However as noted above, using best practice techniques and compliance with Health and Safety legislation means these risks are low in EIA terms. It is likely a CEMP and Traffic Management Scheme would be required to be adhered-to during the construction of the facility.	Significant effect unlikely .
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.	N/A.
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 is a PROW running through the north-eastern corner of the site, however the final layout of the site could be designed so as to avoid any need for the route to be diverted. The potential effects are not, therefore, considered to be	Significant effect unlikely .

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	significant in EIA terms. This matter would be considered and assessed as part of the planning application process, and the relevant Council department would be consulted.	
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes. The construction of the facility would involve increased HGV movements, which could increased congestion at Junction 3 of the A483. However, this would only be during a temporary period, and would be assessed in planning terms as part of the planning application, with any necessary conditions being attached. It is not, therefore, considered the impacts would be significant in terms of the EIA regulations. Minimal traffic generation is expected during the operational phase of the development.	Significant effect unlikely .
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. The site currently comprises greenfield land. The change to the site will be significant but the impacts are localised and would not be significant in the wider context. The take-up of agricultural land is not	Significant effect unlikely .

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	considered to be significant in scale (17 hectares) in terms of the scope of the regulations.	
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?	Bersham Cricket Club lies approximately 30 metres from the site's boundary. However, construction would be relatively short-term and best practice measures put in place to limit construction hours and to minimise other impacts. Given the intended use, the principle noise risk during operation would be from vehicles arriving, parking and turning. The impacts are unlikely to be significant in EIA terms given the distances involved. Measures to mitigate/minimise impacts can also be incorporated into the design of the site and buildings and secured by planning condition as part of the planning application.	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, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Yes. The site is currently used for agricultural purposes, and an Agricultural Quality of Land Survey completed identifies that the entirety of the site comprises the best and	Significant effect unlikely .

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	most versatile (BMV) agricultural land (Grades 2 and 3a). Information has been submitted alongside the Screening Opinion request to outline that no alternative suitable sites exist within the vicinity of a lower agricultural land quality. The proposed take-up of agricultural land (approximately 17 hectares) is not considered to be notably significant in terms of the EIA regulations. Whilst the proposal would involve areas of hard surfacing, it is noted the development would only exist for a limited time-period in addition. The effects of the loss of BMV land would be assessed in planning terms as part of the planning application. The site is also noted to be located within a minerals safeguarding area as per the draft Wrexham LDP for clay, and sand and gravel. However, as per the above, it is considered the area of land take-up is not significant	

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	in terms of the scope of the EIA regulations, and the acceptability of the development in terms of minerals safeguarding would be assessed as part of the planning application.	
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?	No SACs or SSSIs are located within a 1km radius of the site. It is noted the site has historical records of protected species within its vicinity, and therefore the development has the potential to result in the loss of land which is in use by protected species. The submission of a detailed Ecological Survey would be required as part of a planning application, and any necessary mitigation and/or compensatory measures required could be secured by way of planning conditions or a planning obligation. Subject to the implementation and long-term management and maintenance of appropriate mitigation, the development is unlikely to significantly impact upon	Significant effect unlikely .

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	local populations of protected species. It is expected that all existing trees and hedgerows would be retained in-situ. Any impacts are therefore not considered to be significant in EIA terms.	
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?	Yes. The site lies within the Ruabon Mountain Special Landscape Area as per the Wrexham UDP, although this designation has been removed within the draft Wrexham LDP. The SLA designation does not prohibit development, however requires that proposals are appropriately designed so as to not cause any large-scale and unacceptable landscape visual impact effects. The Clwydian Range and Dee Valley AONB lies approximately 3.5km west of the site.	Significant effect unlikely .

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	A Preliminary LVIA submitted outlines that subject to a range of suitable landscape mitigation measures being implemented, including appropriate siting and additional soft landscape planting, there would be no unacceptable impacts upon the host landscape. Based upon the information submitted, these conclusions are accepted at this stage, and it is considered unlikely there would be any adverse impact upon the SLA and AONB. The submission outlines that all existing trees and hedgerows along the site’s boundaries would be retained and bolstered with additional planting. Whilst consideration would need to be given as part of the planning application as to the acceptability of the development in landscape visual impact terms, the effects of the proposals are not deemed to be significant in EIA terms.	

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Is the project in a location where it is likely to be highly visible to many people?	Yes. The development would be visible from the A483, B5605, B5097 and B5098 public highways, along with Pentre Bychan Road, an unclassified public highway to the west of the site and the PROW within the site. However the site is not prominently located in the wider landscape and the overall height of the development in the landscape would be limited. The development would be viewed in the context of its edge-of-urban location, against the backdrop of the A483 Trunk Road. The impacts are therefore localised in nature and not significant in EIA terms.	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. Rhostyllen lies approximately 500 metres to the east of the site, although substantial screening provided by mature planting and the A483 Trunk Road sit between the two. Whilst the development would change the character of the site, its impacts are overall considered to be	Significant effect unlikely .

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	localised in nature and scale, 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?	Yes. Offa's Dyke Scheduled Monument lies within the site (along the connection to the Legacy Substation). Several further Scheduled Monuments also lie within the site's vicinity to the south: • Moated Site near Groesfoel Farm • Croes-Foel Round Barrow • Hadfod-y-Bwlch Round Barrow In addition, three Grade II Listed Buildings lie to the south-east of the site, within approximately 260 metres. In considering the potential impacts in EIA terms, it is considered there is no potential for a significant effect. Any planning application would be accompanied by a HIA, taking into account the effect upon all historic assets noted. The proposals would	Significant effect unlikely .

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	be subject to usual planning consideration and consultation.	
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. It is considered the proposals do not have the potential to cause any significant pollution of the environment in EIA terms.	N/A.
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?	Yes. The Flood Map for Planning identifies that a small portion of the site may be susceptible to surface water floor risk. However, this is a small proportion of the overall site and could likely be mitigated with an effective SuDS scheme. This would be considered through the planning process and would not cause any significant impacts in EIA terms.	Significant effect unlikely .
Has there already been a failure to meet environmental quality standards that is relevant to the project?	No.	N/A.

Statement of reasons – insert into Screening Direction

The development would give rise to noise, vibration and dust impacts during construction and potentially noise during operation. The development would also generate traffic, primarily during construction but also to a lesser extent during operation. These impacts would be localised and not significant in EIA terms. The development would have a significant impact upon the appearance of the site but wider landscape impacts would not be significant, the site being viewed in the context of its peripheral urban location, against the backdrop of the A483 Trunk Road and nearby existing Legacy Substation. Thus, the impacts would not be significant in EIA terms. Potentially adverse impacts upon protected species could be mitigated by measures secured by condition and/or planning obligation. Whilst the site comprises an area of BMV agricultural land and mineral resource, the take-up of land is not

considered to be significant in EIA terms and would be considered through the planning process. Similarly, any impacts upon designated historic assets are not considered to be significant within the scope of the regulations and would be subject to assessment and specialist consultee input as part of a planning application.

In light of the above, the proposal is not considered to be EIA Development, and the submission of an Environmental Statement is not required.

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	✓
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area and likely to have significant effects		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.		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 Regs	
Schedule 2 development but effects not clear at this stage – file to be reviewed at a later stage		No action – review when appropriate i.e. on receipt of new information/case progress	
Name and Job Title of Assessor		Gwyn Humphreys, Senior Planning Officer	
Date of Assessment		11/07/2023	