

## STAGE 2 – DETAILED EIA SCREENING ASSESSMENT

| 5                                                                                                                                                                                      | Detailed Screening Questions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                             |
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| Questions to be considered                                                                                                                                                             | Yes/No/Unknown – provide description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?<br><br>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 majority of the site is agricultural land. Small areas of the site are occupied by existing development, including a hard surfacing and two small buildings. The change to the site will be significant and comprehensive. However the site is located on the edge of the Wrexham Industrial Estate with existing development to the north and south as well as to the west. The extent of build development will no project into the countryside any further than existing developments either side. The urbanising effect will be localised when considering the site's context and therefore not significant in EIA terms. | Significant effect <b>unlikely</b>                                                                                                                                                                                          |
| Question 1(b) Cumulation with Existing and/or Approved Development                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                             |
| Are there any other factors which should be considered such as:<br>• consequential development which could lead to environmental effects?                                              | The majority of the enquiry site has previously benefitted from outline planning permission for development (P/2008/0993) for the erection of a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Significant effect <b>unlikely</b>                                                                                                                                                                                          |

| 5                                                                                                                                                                                                                                                                                           | Detailed Screening Questions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                             |
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| Questions to be considered                                                                                                                                                                                                                                                                  | Yes/No/Unknown – provide description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?<br><br>State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects. |
| <ul style="list-style-type: none"> <li>the potential for cumulative impacts with other existing or planned activities in the locality?</li> <li>any plans for future land uses on or around the location which could be affected by the project?</li> <li>transfrontier impacts?</li> </ul> | <p>22,153 sq.m warehouse building. The site has also benefitted from a now expired Development Consent Order (DCO) application for the erection of a gas-fired power station (P/2012/0837).</p> <p>The land to the north has recently been development for a large warehouse development. This development together with the proposals subject to the Screening Opinion represent an extension to the Wrexham Industrial Estate, with both extending into greenfield land to the north and east of existing development.</p> <p>The land to the south is subject to an extant planning application (P/2022/0017) for B2/B8 development although the site lies within the UDP settlement boundary for the Industrial Estate.</p> <p>Despite the cumulative scale of the proposed and recently completed developments, impacts are localised.</p> |                                                                                                                                                                                                                             |

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| Questions to be considered                                                                                                                                                                | Yes/No/Unknown – provide description                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u>?</p> <p>State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.</p> |
|                                                                                                                                                                                           | <p>Visually the developments are viewed in the context of existing industrial estate and do not represent a significant intrusion into the wider industrial estate. There will be additional traffic and potential for noise. These impacts are also likely to be relatively localised and when considered in the context of the existing industrial estate, unlikely to be significant in EIA terms,</p>                                                                                                         |                                                                                                                                                                                                                                   |
| Question 1(c) Use of Natural Resources, in particular land, soil, water and biodiversity                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                   |
| <p>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?</p> | <p><b>Yes.</b> Water and energy will be used during the construction phase as well as once the building is occupied. The development will also use resources through the transporting products for storage at the site and on-ward distribution.</p> <p>The scale of resource use is unlikely to be of more than local significance. Best practice employed by the developments of the site can minimise energy and water use.</p> <p>The use of the development is likely to use energy. Given the nature of</p> | <p>Significant effect <b>unlikely</b></p>                                                                                                                                                                                         |

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| Questions to be considered                                                                                                                                                                                                       | Yes/No/Unknown – provide description                                                                                                                                                                                                                                                                          | For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?<br><br>State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects. |
|                                                                                                                                                                                                                                  | the proposed development, particularly when considered in the context of the wider industrial estate, the impacts are unlikely to be significant in EIA terms.                                                                                                                                                |                                                                                                                                                                                                                             |
| <b>Question 1(d) Production of Waste</b>                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                             |
| Will the Project produce solid wastes during construction or operation or decommissioning?                                                                                                                                       | <p><b>Yes.</b> 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.</p> <p>The use of the building is unlikely to generate solid wastes.</p> | Significant effect <b>unlikely</b>                                                                                                                                                                                          |
| <b>Question 1(e) Pollution and Nuisances</b>                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                             |
| 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? | <p><b>No.</b> Given the nature of the development, it is considered unlikely that significant quantities of materials that are harmful to the environment or to human health will be used, stored, transported, handled or produced either during construction or once the development is in use.</p>         | Significant effect <b>unlikely</b>                                                                                                                                                                                          |

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| Questions to be considered                                                                                                                                                                                                             | Yes/No/Unknown – provide description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?<br><br>State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects. |
| Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?                                                                                                                              | <p><b>Yes.</b> 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.</p> <p>Given the nature of the development, there is potential for some noise to be generated when transporting materials in or out of the warehouse as well as the operation of any ancillary plant.</p> <p>Noise impacts will be localised both in terms of extent and frequency and will not be significant in EIA terms.</p> | Significant effect <b>unlikely</b>                                                                                                                                                                                          |
| Will the Project release pollutants or any hazardous, toxic or noxious substances to <b>air</b> , or lead to risks of contamination of <b>land</b> or <b>water</b> (including surface waters, groundwater, coastal waters or the sea)? | <p><b>Yes.</b> 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 impacts would be localised in scale and extent. Once in use the project is unlikely to release pollutants or hazardous substances given the proposed use of the building.</p>                                                                                                                                                       | <b>Unlikely</b> significant                                                                                                                                                                                                 |

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| Questions to be considered                                                                                                                                                             | Yes/No/Unknown – provide description                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u>?</p> <p>State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.</p> |
| <b>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</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |
| Will there be any risk of major accidents and/or disasters during construction or operation of the development?                                                                        | <p>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.</p> <p>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. Given the intended use, the risk of accidents arising from the development is not considered significant in EIA terms.</p> | <b>Unlikely</b> significant                                                                                                                                                                                                       |
| <b>Question 1(g) Risks to Human Health (for example due to water contamination or air pollution)</b>                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |
| Will there be any risk to human health during the construction and/or operation of the development                                                                                     | <b>Yes.</b> There is a risk to human health from dust arising from construction works. However as noted above, using best practice techniques means these risks are low in EIA terms.                                                                                                                                                                                                                                                                                                                  | <b>Unlikely</b> significant                                                                                                                                                                                                       |
| <b>CRITERION 2. LOCATION OF DEVELOPMENT</b>                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |
| <b>Question 2(a) Existing and Approved Land Use</b>                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |

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| Questions to be considered                                                                                                                                                       | Yes/No/Unknown – provide description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?<br><br>State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects. |
| Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?                                                                       | <b>No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 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? | <b>No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | n/a                                                                                                                                                                                                                         |
| Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?                                | <p><b>Yes.</b> Additional traffic generated by the development has the potential to result in/add to congestion at the A5156/A534/Holt Road roundabout and the A5136/Chester Road/A483 junction at peak times. However the impacts are relatively localised. At TA has been undertaken that concludes that there are no highway safety reasons why the development should not take place and that there would be a negligible impact on the highway network.</p> <p>Given the nature of the development it can reasonably be expected that HGV and other distribution vehicles would not necessarily need to access the site at peak hours, with movements spread out throughout the day and night. Traffic generated by staff movements to/from the site is unlikely to be significant in the</p> | <b>Unlikely</b> significant                                                                                                                                                                                                 |

| 5                                                                                                                                                                                                              | Detailed Screening Questions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                             |
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| Questions to be considered                                                                                                                                                                                     | Yes/No/Unknown – provide description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?<br><br>State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects. |
|                                                                                                                                                                                                                | context of traffic generated by the wider Industrial Estate. As such the impacts of the development on transport routes is not considered significant in EIA terms.                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                             |
| Is the project located in a previously undeveloped area where there will be loss of greenfield land?                                                                                                           | <b>Yes.</b> The majority of the site is greenfield land. The change to the site will be significant but the impacts are localised and would not be significant in the wider context.                                                                                                                                                                                                                                                                                                                                     | <b>Unlikely</b> significant                                                                                                                                                                                                 |
| 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? | <b>Yes.</b> There are residential properties around 50m to the east of the red line boundary but in excess of 250m from where the plans show built development taking place. The properties would be sensitive to noise, dust and vibration during construction and also to noise when the development is in use. Construction impacts will 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 | <b>Unlikely</b> significant                                                                                                                                                                                                 |

| 5                                                                                                                                                                                                                                      | Detailed Screening Questions                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                             |
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|                                                                                                                                                                                                                                        | would be from vehicles arriving, parking, turning, loading and unloading. 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.                                                                                                                                                    |                                                                                                                                                                                                                             |
| 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? | <b>No.</b> The Welsh Government Predictive Agricultural Land Classification map identifies the site as Grade 3b land.                                                                                                                                                                                                                                                                                                                                          | n/a                                                                                                                                                                                                                         |
| 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? | <b>Yes.</b> Wrexham Industrial Estate is an ecologically sensitive area, in particular due to populations of Great Crested Newts. The development is likely to result in the loss of land where GCN have the potential to be present as well as the loss of features that provide connectivity to wider GCN habitat. The plans accompanying the Screening Opinion request show the provision of ecological corridors and a large area of ecological mitigation | <b>Unlikely</b> significant                                                                                                                                                                                                 |

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| Questions to be considered                                                                                                    | Yes/No/Unknown – provide description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?<br><br>State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects. |
|                                                                                                                               | immediately to the east of the development. Subject to the implementation and long term management and maintenance of appropriate mitigation, the development is unlikely to significantly impact upon local populations of GCN. Conditions and/or Planning Obligations can be used to secure such measures. Trees and hedgerows within the site also have the potential to provide habitat for bats. The loss at site level is significant but not significant in EIA terms. Suitable habitable for bats can be provided/maintained in the ecological corridors/mitigation areas. |                                                                                                                                                                                                                             |
| Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project? | <b>Yes.</b> The development will increase foul water flows that enter the River Dee via the waste water treatment works (WWTW) at Five Fords. The Dee forms part of the River Dee and Baka Lake Special Area of Conservation (SAC) and in January 2021, Natural Resources Wales (NRW) introduced stringent standards on the discharge of                                                                                                                                                                                                                                           | <b>Unlikely</b> significant                                                                                                                                                                                                 |

| 5                          | Detailed Screening Questions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                             |
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| Questions to be considered | Yes/No/Unknown – provide description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?<br><br>State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects. |
|                            | <p>phosphorus into the SAC. Increases in phosphorus discharges into the SAC have the potential to cause damaging effects on the SAC.</p> <p>Whilst the WWTW has provision to remove a percentage of phosphorous from treated water, water entering the river from it will still contain phosphorous. The WWTW is operating within the limits of its existing consent but the consent itself is out of date and pre-dates the new more stringent targets. The development will therefore increase phosphorous entering the SAC and therefore adversely impact upon it.</p> <p>By itself the development will not result in a significant increase in additional phosphorous entering the river and therefore any adverse impact will not be significant. The development could only proceed following the completion of a separate Habitat Regulations Assessment which concludes no</p> |                                                                                                                                                                                                                             |

| 5                                                                                                                                   | Detailed Screening Questions                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                             |
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|                                                                                                                                     | adverse impact. This will only be possible where measures are in place to mitigate for the additional phosphorous. These will either be delivered by way of upgrades to existing foul water infrastructure or other mitigation measures that developers will need to contribute to financially or deliver directly themselves. Accordingly there is adequate regulation in place to ensure no adverse impact on the SAC.                   |                                                                                                                                                                                                                             |
| Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project? | <b>No.</b> The site is not subject to any local or national landscape designations.                                                                                                                                                                                                                                                                                                                                                        | n/a                                                                                                                                                                                                                         |
| Is the project in a location where it is likely to be highly visible to many people?                                                | <b>Yes.</b> The site will be visible to those passing on adjoining roads and footpaths within the Industrial Estate as wells from residential properties to the east. However the site is not prominently located in the wider landscape and in any case will be viewed in the context of its edge of urban location and adjoining industrial development. The impacts are therefore localised in nature and not significant in EIA terms. | <b>Unlikely</b> significant                                                                                                                                                                                                 |

| 5                                                                                                                                                                                                                    | Detailed Screening Questions                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                             |
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| Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?                                                                                       | <b>Yes.</b> The site adjoins existing development within the Wrexham Industrial Estate. Whilst the development would extend built development into greenfield land and would also irreversibly change the character of the site, its scale and the associated urbanising effects are local in nature and are not considered to be significant in an EIA context. | <b>Unlikely</b> significant                                                                                                                                                                                                 |
| Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?                                                                                 | <b>Yes.</b> There are a number of listed buildings and scheduled monuments in the wider area, though none would be directly impacted given the degree of separation.<br><br>There are no listed buildings or scheduled monuments on the site itself or on land immediately adjoining it. As such significant effects are unlikely.                               | <b>Unlikely</b> significant                                                                                                                                                                                                 |
| 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                                                                                                                                                                                                                                                                                                                                                               | n/a                                                                                                                                                                                                                         |
| Is the project location susceptible to subsidence, landslides, erosion,                                                                                                                                              | No.                                                                                                                                                                                                                                                                                                                                                              | n/a                                                                                                                                                                                                                         |

| 5                                                                                                                    | Detailed Screening Questions         |                                                                                                                                                                                                                             |
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| flooding or extreme or adverse climatic conditions, which could cause the project to present environmental problems? |                                      |                                                                                                                                                                                                                             |
| 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 will give rise to noise, vibration and dust impacts during construction and potentially noise during operation. The development will also generate traffic. These impacts will be localised and not significant in EIA terms. The development will have a significant impact upon the appearance of the site but wider landscape impacts will not be significant, the site being viewed in the context of the adjoining Wrexham Industrial Estates, again the impacts not being significant in EIA terms. Potentially adverse impacts upon protected species can be mitigated by measures sacred by condition and obligation. The development does however have the potential to adversely impact upon the River Dee and Bala Lake SAC due to additional phosphorous discharged. By itself the development will not result in a significant increase in additional phosphorous entering the river and therefore any adverse impact will not be significant. The development could only proceed following the completion of a separate Habitat Regulations Assessment which concludes no adverse impact. This will only be possible where measures are in place to mitigate for the additional phosphorous. These will either be delivered by way of upgrades to existing foul water infrastructure or other mitigation measures that developers will need to contribute to financially or deliver directly themselves. Accordingly there is adequate regulation in place to ensure no adverse impact on the SAC.

In light of the above EIA is not required.

| 6                                                                                                                                     | Outcome of assessment                              |                                                 |
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| (ii)                                                                                                                                  | If a SO/SD has been provided do you agree with it? | N/A                                             |
| (iii)                                                                                                                                 | Is EIA required?                                   | Yes                                             |
| Outcome                                                                                                                               |                                                    | Action                                          |
| Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area but <b>not</b> likely to have significant effects on the |                                                    | Issue direction stating EIA <b>Not</b> Required |
|                                                                                                                                       |                                                    | ✓                                               |

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| environment                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                |  |
| <b>Schedule 2</b> development – threshold exceeded/ criterion met or Sensitive Area <b>and likely</b> 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 |  |
| <b>Schedule 2</b> 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                                                                                                                                                                                                                           |  |
| <b>Name and Job Title of Assessor</b>                                                                                                                                                                                                                                                                                            | Matthew Phillips, Interim Head Planning Policy                                                                                                                                                                                                                                                                 |  |
| <b>Date of Assessment</b>                                                                                                                                                                                                                                                                                                        | 20/01/2023                                                                                                                                                                                                                                                                                                     |  |