

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1 Case Details	
A	Appeal case reference
B	LPA case reference P/2022/0725
C	LPA Wrexham County Borough Council
D	Appellant/Applicant Wrexham Association Football Club
E	Site address The Racecourse, Wrexham
F	Brief description of development KOP DEVELOPMENT FOR 5,500 SPECTATOR SEATS, INCLUSIVE OF A 500 CAPACITY HOSPITALITY AREA, WITH A 600 CAPACITY NON-MATCH DAY EXHIBITION SPACE, NEW PUBLIC REALM AND ASSOCIATED WORKS
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) 5485 sq.m
H	Approval of reserved matters or conditions? If yes, state which one n/a
I	If Yes, enter the description of development subject of the related planning permission n/a
2 EIA Screening Details	
2A	Schedule 1
	Is the project Schedule 1 development as described in Schedule 1 of the EIA Regulations? No
	<i>If Yes, under which description of development i.e. Nos. 1 -21? Go to Section 8 and tick Recommended Action 8A/B 'EIA Required'. If No, consider whether project is 'Schedule 2' development below in part 2(B).</i>
2B	Schedule 2
(i)	Is the project listed as a description of development under Column 1 of Schedule 2 of the EIA Regulations? Yes
	<i>If Yes, note under which description of development in Column 1 of Schedule 2 i.e. paragraphs 1-12. If No, go to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. it is not Schedule 2 development and is not EIA development. Complete sections 3-5.</i>

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

Is a detailed screening assessment (Sections 6) required?

If Yes has been answered in response to either 2B(iii) or 2B(iv), send to relevant team to undertake detailed screening assessment.
If No has been answered for both questions, or the questions are not applicable, proceed to Section 7.

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

Sign-off	
Signature	Nick Atkinson
Date	23/08/2022