

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 development will sit within the curtilage of a large and established industrial site. The proposals do not result in a material change of use. Nevertheless, the proposal does result in the erection of an extension to an existing building 5 no. silos and associated overhead conveyors. These will require ground works where the development is proposed and the immediate vicinity of the site, however these changes are localised to the immediate vicinity of the development and are not significant in EIA terms,	Unlikely significant
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 potential for cumulative impacts with other existing or planned activities in the locality?	The application site forms part of a large industrial site. The processes undertaken on site generate noise, dust and odour emissions. The application site also forms part of the	Unlikely significant

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- any plans for future land uses on or around the location which could be affected by the project? - transfrontier impacts?	built up area of Chirk, with a large number of residential properties being situated a short distance away from the wider Kronospan site. Notwithstanding the above, the development is unlikely to significantly increase the risk of dust, noise. The application is accompanied by air quality and noise assessments. The former concludes that the proposals would not result in significant impacts on local air quality. The latter concludes there will be low impacts. Given the overall size of the development and when considered in the context of the site as a whole, the likely impacts will be limited to the site and its immediate surroundings and therefore not 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. Water and energy will be used during the construction phase as well as once the building is occupied. The development will also facilitate the continued processing of	Unlikely significant

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	timber at the site. 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. The use of the development is likely to use energy. The wider site is a significant consumer of energy and water. The nature of the business also consumes natural resources by way of the processing of timber from managed forests. However, given the nature of the proposed development and when considered in the context of the wider site, the additional energy requirements and processing of raw materials are unlikely to be significant in EIA terms.	
Question 1(d) Production of Waste		
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes. Solid was is likely to be generated during construction, however it is realistic to conclude that best practice techniques will be	Unlikely significant

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	used during construction to minimise the generation and disposal of solid waste. The use of the building also has the potential to generate solid wastes, however considering the size of the development in the context of the site as a whole any additional solid was produced directly as a result of the development is unlikely to contribute to any significant increase in solid waste production.	
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?	No. The nature of the activities carried out in the existing building do no involve the transportation or handling of potentially harmful substances. The proposed development will therefore not increase the likelihood of such activities taking place.	Unlikely significant
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.	Unlikely significant

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	Noise and vibration will also occur when the development is operational. The application is accompanied by a noise assessments which concludes that there will be low impacts. Given the overall size of the development and when considered in the context of the site as a whole, the likely noise and vibration impacts arising from the development will not be significant in their own right nor will they increase impacts from the wider site to the extent that noise and vibration has an impact beyond the site and its immediate surroundings. These impacts are therefore not significant in EIA terms	
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 impacts would be localised in scale and extent.	Unlikely significant

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	The application is accompanied by an air quality assessment which and noise assessments concludes that the proposals would not result in significant impacts on local air quality. Notwithstanding the conclusion of the assessment, impacts arising from the development upon air quality will be localised to the site and the immediate vicinity and are not considered likely to be significant in EIA terms.	
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?	Yes. 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	Unlikely significant

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	Health and Safety legislation. The development is not consider likely to significantly increase the risk of accidents at the site and the risk arising from the development itself 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 building. The development also has the potential to impact upon air quality. However as already noted above, using best practice techniques, compliance with Health and Safety legislation and considering the findings of the air quality assessment means these risks are low in EIA terms.	Unlikely significant
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?	No.	n/a

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Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes. The A483/A5 junction is prone to congestion at peak times, however the development is not expected to increase traffic movements and as such the development.	Unlikely significant
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No. The site is situated within the curtilage of an established industrial site.	n/a
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?	Yes. Chirk lies immediately to the east of the site where there is a community hospital, care home, places of worship ,schools and a other community facilities. Considering the conclusions of the air quality and noise assessments and it is considered the impact is unlikely to be significant in EIA terms.	Unlikely significant
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?	No.	n/a
Question 2(c) Absorption Capacity of the Natural Environment		
Are there any other areas on or around the location which are important	No	n/a

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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?		
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 proposed development lies approximately 420m from the boundary of the Clwydian Range and Dee Valley AONB The LIVA accompanying the application concludes that the development would be introduced into the wider Kronospan site where many large-scale industrial structures are already present and visible from the surrounding area. The new structures would be viewed in the context of the existing development. The additional incremental impact of the proposals would therefore not be significant. Considering the scale and context of the development, these conclusions are accepted. The additional impact of the development upon the wider setting of the AONB is therefore	Unlikely significant

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	unlikely to be significant in EIA terms.	
Is the project in a location where it is likely to be highly visible to many people?	Yes. Development will be visible from elevated ground to the west and east of Chirk as well as viewpoints in or on the edges of Chirk itself. Nevertheless from both near and longer distant viewpoints, the development will be viewed in the context of and in conjunction with the existing industrial site that it forms part of. In this context the impact is not considered significant in EIA terms.	Unlikely significant
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes. The application site sites adjacent to Chirk, with the nearest residential properties located on the opposite side of Holyhead Road to the boundary of the wider Kronospan site. Matters of noise and air quality have been discussed above and are consider unlikely to be significant in EIA terms. The proposals will change the	Unlikely significant

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	outlook from any property with a direct view of the development, however given that the development will be viewed in the context of an established industrial site this impact is not considered significant in EIA terms.	
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes. The application site lies within the Pontcysyllte World Heritage Buffer Zone. The development itself is approximately 100m due east of the Llangollen Canal which forms part of the World Heritage Site. Cadw confirmed no objection to the applicant's pre-application consultation in regard to the scheduled monuments or registered historic parks and gardens: <u>Scheduled Monuments</u> • Castell y Waun Castle Mound • Offa's Dyke: Caeau-Gwynion Section	Unlikely significant

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	• Offa's Dyke: Chirk Park Section extending NE from the Lake • Pontcysyllte Aqueduct and Canal • Offa's Dyke: Chirk Park Section extending 340m NE of Home Farm • The Holyhead Road: the Chirk Embankment and earlier trackways <u>Registers Parks and Gardens</u> • Brynkynalt • Chirk Castle <u>World Heritage Site</u> Pontcysyllte Aqueduct and Canal The Desk Based assessment that accompanies the application concludes that the development will have a slight adverse affected, which will not be significant. Cadw responded to the applicant's Pre-Application Consultation confirming they concur with that view.	

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	The views of the site from the above list of protected sites will be in the context of the existing Kronospan development. The proposals, whilst increasing the amount of development within the site, will not change the impression of it as a large industrial site. The LVIA has also concluded no significant impact upon the landscape and it can therefore reasonably concluded that the prominence of the site and views of it from the above sites will therefore not significantly change. In light of the above, the impact of the proposals upon the above sites is not considered to be significant in EIA terms.	
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. Given the nature of the proposed development it is considered unlikely to result in an increase in noise, dust or other emissions from the site.	Unlikely significant
Is the project location susceptible to subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions, which could cause	No.	n/a.

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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 has the potential to generate noise and emissions and will also have an impact upon the local landscaping, including the historic monuments and sites discussed above. The development will however be viewed in the context of a large and established industrial complex. The assessments accompanying the application identify the impacts as not harmful or significant. The additional impacts associated with it are considered unlikely to be significant in EIA terms. As such EIA 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	✓
Name and Job Title of Assessor		Matthew Phillips, Interim Head of Service Planning Policy	
Date of Assessment		7/10/22	