

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 result in the redevelopment of an existing stand at the erection of a new stand that included conference/exhibition space. The proposals will comprehensively change this part of the site, however the development will replace an existing urban form of development with another and is located in an urban setting. The effect of the development is therefore not considered significant in EIA terms in this respect.	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? - any plans for future land uses on or around the location which could be affected by the project? - transfrontier impacts?	Yes. There are a number of proposals for development on the adjoining university site. The site is also within an area subject to emerging proposals known as the Wrexham Gateway, an extensive urban regeneration project. The impacts of the latter will be assessed via applications for developments as and when they are received. The impact	Unlikely significant.

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	of the university campus development and the proposed development, both individually and cumulatively do not fundamentally change the pattern or character of land use in the vicinity. Traffic, noise and visual impacts are local in nature, being considered to the site and the immediate surroundings and as such are not considered 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. Materials will be required/consumed during construction and there will be on-going resource use as a result of the use of the development. Whilst the development increases both the capacity of the existing sports stadia and the facilities it offers, this is unlikely to give rise to an increase in the consummation of resources that could be significant in EIA terms.	Unlikely significant.
Question 1(d) Production of Waste		
Will the Project produce solid wastes during construction or operation or	Yes. Solid waste is likely during	Unlikely significant.

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decommissioning?	construction, however it can be assumed that best practices would be employed to minimise such waste. Solid waste will also be produced once the site is in use. These would be subject to collection by waste recycling contractors. Whilst the development increases both the capacity of the existing sports stadia and the facilities it offers, this is unlikely to give rise to an increase in the production of solid wastes to be considered significant in EIA terms.	
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. Given the nature of the development it is not considered likely that potentially harmful substances or materials will be stored on site either during construction or use.	n/a
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes. There will be noise and vibration during construction. However these effects will be localised and will occur for a limited period – i.e. during construction. The use of best practice techniques	Unlikely significant.

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	would also assist in minimising noise and vibration impacts caused by construction works. The development will generate noise whilst in use, primarily arising from crowd noise during football matches and other large events. The impact will be limited to the times that matches/events are held. Furthermore the impact will be localised to the site and the surrounding urban area of Wrexham. In respect of the latter, the noise will be heard in conjunction with existing back ground noise generated by, for example, traffic. In light of the above, these impacts are not considered 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)?	No. Given the nature of the development it is considered unlikely that there is a risk of significant pollution or the release of hazardous, toxic or noxious substances.	n/a

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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. The impact of accidents would likely to be localised to the site and its immediate surroundings. There is a risk of accidents during construction works, however it can be reasonably expected that construction contractors would employ best practices to minimise the risk. In any event, given the nature of the development the risk is not considered to be significant. There is also a risk of accidents when the site is operational. The impact of these risk can however be minimised through compliance with Building Regulations and Health and Safety Legislation. The risk of accidents is not considered significant in EIA terms.	Unlikely significant.

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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. The risk arise from the potential for accidents during construction or operation. As noted above, the risks will be localised to the site and immediate surroundings. Compliance with best practice and relevant legislation will minimise the risk and as such the risk is not considered significant 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. Given the nature of the development no such impacts are likely to occur.	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. The site is situated in an urban area. The public routes adjoining the site are pedestrian footways rather than routes to/from or through areas of used for formal or informal recreation. The development will not impact upon any of the parks and other areas of open space within the town that are used for recreation.	n/a
Are there any transport routes which are susceptible to congestion or	Yes. Congestion does occur on the	Unlikely significant.

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which cause environmental problems, which could be affected by the project?	local highway network during peak times. Football matches and other events held at the site also have the potential to generate levels of traffic that could cause or add to levels of congestion. The impacts are however likely to be relatively limited both in terms of extent (routes in and around the town centre and between it and the A483) as well as during i.e. on days when events are held at the site and for a few hours prior to an after those events. These impacts are not likely to be significant in EIA terms.	
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No.	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. There are residential developments on the opposite side of Mold Road and student accommodation on the adjoining university campus. Whilst the development is likely to give rise additional impacts during construction (noise, traffic, dust) and operation (noise, traffic), these impacts will be limited in duration.	Unlikely significant.

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	Furthermore these impacts will occur from the operation of the existing football ground. The additional capacity and facilities proposed does have the potential to increase the impacts, however given the localised nature of the impacts and the limited duration, they are not considered significant in EIA terms.	
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. The site is situated within a well developed built up urban area.	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?	No.	n/a
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?	No.	n/a
Is the project in a location where it is likely to be highly visible to many people?	Yes. The development is in an urban area with residential properties close by and adjoins a main vehicular and pedestrian route	Unlikely significant.

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	in to Wrexham town centre. The site is also visible from the nearby railway line. The development will exceed the height of both the existing Kop stand and the rest of the football ground. It will also be the tallest building in the vicinity. It will result in a significant change in the appearance of the site and will be more prominent from nearby and medium views. The proposals will nevertheless be viewed in the context of its urban location. They will therefore not fundamentally alter the character of the area. More distinct viewpoints of the site will be possible from elevated positions to the west of the town. Nevertheless the development will be viewed in the context a large urban area and will therefore not fundamentally change the character of the town from such vantage points. The impact of the development is therefore not considered significant	

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	in EIA terms.	
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 site is located on the edge of Wrexham town centre. Whilst the development is likely to give rise additional impacts during construction (noise, traffic, dust) and operation (noise, traffic), these impacts will be limited in duration. Furthermore these impacts will occur from the operation of the existing football ground. The additional capacity and facilities proposed does have the potential to increase the impacts, however given the localised nature of the impacts and the limited duration, they are not considered significant in EIA terms.	Unlikely significant.
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 site is close to Grade II listed buildings, the Glyndwr University campus buildings to the north-west and Wrexham General railway station to the south-east. The new stand will be more visible from the listed buildings than the existing one. Nevertheless the immediate surroundings of the listed	Unlikely significant.

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	buildings is urban in context, including the existing sports stadia. The additional scale of the development will not fundamentally alter the character of the area surrounding the listed buildings. The impact is not considered 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	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?	No	n.a
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 change the character of the site and will be more visible than the development it replaces. It will also give rise to traffic, noise and (during construction) dust impacts. The development will however not fundamentally alter the character of the urban area it is situated within. The traffic noise and dust impacts are likely to be localised both in in extent and duration and can be mitigated, particularly during constriction. The impacts are unlikely to be significant in EIA terms.

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		Matthew Phillips, Interim Head of Development Management		
Date of Assessment		17/08/22		