

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1		Case Details	
A	Appeal case reference		
B	LPA case reference ENQ/2021/0225		
C	LPA Wrexham County Borough Council		
D	Appellant/Applicant Andrew Maicher, Caravan and Motorhome Club		
E	Site Address LADY MARGARETS CARAVAN AND MOTORHOME CLUB SITE CHIRK WREXHAM LL14 5AA		
F	Brief description of development Extension to Caravan Park		
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) 1.7		
H	Approval of reserved matters or conditions? If yes, state which one No		
I	If Yes, enter the description of development subject of the related planning permission		
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>		

	Paragraph 12e	
(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? <i>If Yes, provide reasons for your answer below. Proceed to point (iii).</i> Choose an item.	No
(iii)	Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations? <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>	No
(iv)	Are the applicable thresholds/criteria in Column 2 exceeded / met? <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> 11(b) the area of the development exceeds 1 hectare	Yes
3	LPA	
	All applications including reserved matters/conditions	
(i)	Has the LPA issued a Screening Opinion (SO)?	Yes
(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?	No
4	Reserved Matters / Conditions Applications Only	
(i)	Was the original planning permission subject to EIA screening?	Choose an item.
(ii)	Was a SO/SD issued for the original planning permission?	Choose an item.
(iii)	If Yes, is a copy of the SO/SD for the original planning permission on file?	Choose an item.
5	Environmental Statement (ES)	
	Has the applicant/apellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No

Is a	ailed screening assessment (Sections 6) required?
If <u>Ye</u>	is been answered in response to <u>either 2B(iii) or 2B(iv)</u> , 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	
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 Regulations.	✓

Sign-off	
Signature	 David Williams, Planning Control Manager
Date	August 2021

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 the construction, operation or decommissioning of the Project involve physical changes in the locality (topography, geology, changes in waterbodies, etc.)?	Yes. There would be excavation and mounding of material within the site and changes to hydrology	Significant effect unlikely .	
Question 1(b) Cumulation with Existing and/or Approved Development			
Are there any other factors which should be considered such as: • sequential development which could lead to environmental impacts? • potential for cumulative impacts with other existing or planned activities in the locality? • plans for future land uses on or around the location which could be affected by the project? • transfrontier impacts?	There is a current application for minor extension to the caravan park P/2021/0481.	Significant effect unlikely	
Question 1(c) Use of Natural Resources, in particular land, soil, water and biodiversity			
Will the construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are renewable or in short supply?	Yes. There will be a requirement for materials for construction. There will also be on-going use of resources once the site is occupied. However the scale of development are such that the resource use is not considered to be significant in EIA terms.	Significant effect unlikely .	

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Question 1(d) Production of Waste			
Will the Project produce solid wastes during construction or operation or decommissioning?		Yes. Solid waste is likely to be generated during construction. It is however realistic to conclude that the use of best practice techniques will be employed by site contractors to minimise the generation and disposal of waste.	Significant effect unlikely .
Question 1(e) Pollution and Nuisances			
Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?		no	Significant effect unlikely ..
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?		External lighting may be required	Significant effect unlikely .
Will the Project release pollutants or any hazardous, toxic or noxious substances to air , or lead to risks of contamination of land or water (including surface waters, groundwater, coastal waters or the sea)?		no	Significant effect unlikely .
Question 1(f) Risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge			
Will there be any risk of major accidents and/or disasters during construction or operation of the development?		There is a risk of accidents during site construction. The risks are considered to be localised and would be minimised by adoption of best practice techniques by site contractors. The occupation of the	Significant effect unlikely .

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	site is not considered likely to pose a risk of major accidents or disasters.		
Q1	on 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 from accidents on site. However as noted above, using best practice techniques and compliance with Health and Safety legislation means these risk are low.	Significant effect unlikely .	
CRITERION 2. LOCATION OF DEVELOPMENT			
Q1	on 2(a) Existing and Approved Land Use		
Will the project result in social changes, for example, in demography, traditional lifestyles, employment?	No.	Significant effect unlikely .	
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 are affected by the project?	YES Highways and a public footpath adjoin site.	Significant effect unlikely .	
Are there any transport routes which are susceptible to congestion or cause environmental problems, which could be affected by the project?	No	Significant effect unlikely .	
Is the project located in a previously undeveloped area where there will be a loss of greenfield land?	Yes.	Significant effect unlikely .	
Are there any areas on or around the location occupied by land uses which could be affected by the project, particularly sensitive land uses such as hospitals, schools, places of worship, community facilities?	no	Significant effect unlikely .	
Q1	on 2(b) Relative Abundance, Availability Quality and Regenerative Capacity of Natural Resources in the Area and its Underground		

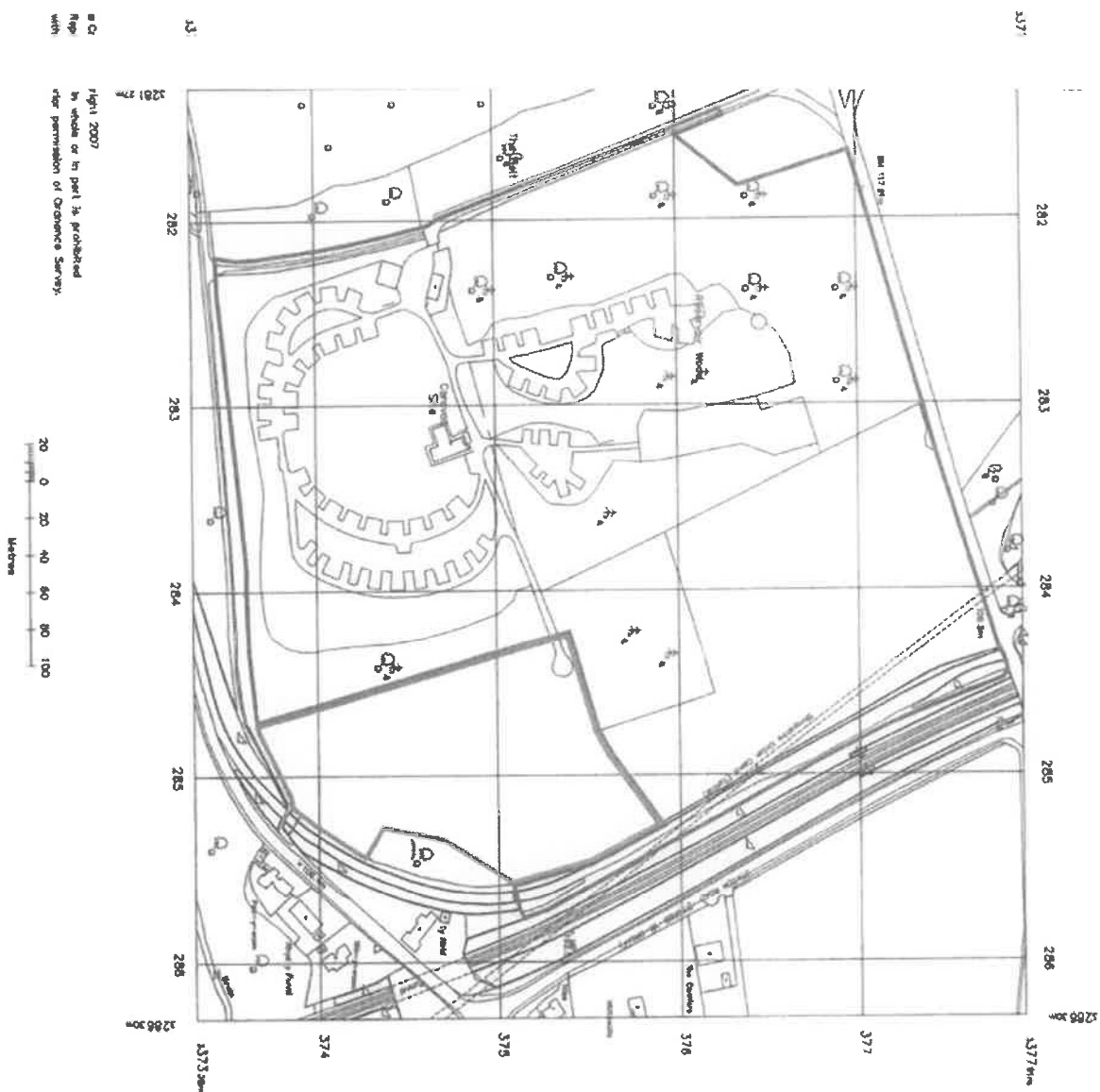
5		Detailed Screening Questions	
Questions to be considered		Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
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	Significant effect unlikely .
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?		Yes. The site adjoins an SSSI and SAC but the proposal has been assessed by Natural Resources Wales.	Significant effect unlikely .
Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?		No	n/a
Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?		Yes. The site adjoins an Area of Outstanding Natural Beauty	n/a
Is the project in a location where it is likely to be highly visible to many people?		No. It is well screened by existing and proposed planting.	Significant effect unlikely .
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?		No	Significant effect unlikely .
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 adjoins Chirk Conservation Area, Chirk castle Historic Park and Garden and the Pontcysyllte World Heritage Site. Cadw has been consulted and advise that a heritage assessment is required.	Significant effect unlikely .
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal		No	Significant effect unlikely .

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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> ?	
environmental standards are exceeded, which could be affected by the project?		State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.	
Is 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	
Have there already been a failure to meet environmental quality standards that is relevant to the project?	No	n/a	

Statement of reasons The proposal will involve a major recreational development within a Special Landscape Area, close to designated heritage assets and an SSSI, and will increase traffic on the local highway network. It has the potential to impact upon protected species. The impacts are however localised and are not considered to be of scale that would result in significant effects.

6		Outcome of assessment	
(i)	If a SO/SD has been provided do you agree with it?		N/A
(ii)	Is EIA required?		No
	Outcome		Action
Sc	Rule 2 development – threshold exceeded/ criterion met or not	Issue direction stating EIA Not Required	✓
Se	Sensitive Area but not likely to have significant effects on the environment		
Na	Name and Job Title of Assessor		Simon Greenland Planning Officer
Date	Date of Assessment	13/8/2021	

LOCATION PLAN EDGED RED



OS EXTRACT

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LADY MARGARET'S PARK

CAMP SITE

OS EXTRACT PLAN

CARAVAN AND MOTORHOMES CLUB