

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1 Case Details	
A	Appeal case reference APP/H6955/A/18/3207621
B	Brief description of development Hybrid planning application comprising : • Full permission to demolish vacant buildings and erect 54 bedroom low secure unit with associated access, parking and landscaping. • Outline permission (with all matters reserved except for access) to demolish existing buildings and erect housing development (6 No. detached and semi-detached houses, 24 No. Apartments)
C	Date of application 03/11/17
	<i>If appeal is in relation to an application lodged or received before March 1st 2016, then 1999 EIA Regulations apply</i>
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? 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, under which description of development? If No, EIA is not required.</i>
	10(b) Urban development projects
(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? N/A <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. 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. If No, EIA is not required.</i>	
	(i)The development includes more than 1 hectare of urban development which is not dwellinghouse development	
3	LPA / Welsh Ministers' Screening	
(i)	Has the LPA issued a Screening Opinion (SO)?	No
(ii)	Have the Welsh Ministers issued a Screening Direction (SD)?	No
4	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 (Section 5) 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, start appeal.

Sign-off

Signature	<i>Rhys Rigby</i>
Date	06/09/18

STAGE 2 – DETAILED EIA SCREENING ASSESSMENT

As per Schedule 3, Para 3: When considering the potential impact, take into account; (a) magnitude / spatial extent / population likely to be affected; (b) nature of impact; (c) transboundary nature; (d) intensity & complexity; (e) probability; (f) expected onset / duration / frequency & reversibility; (g) cumulation with existing and / or approved development; (h) the possibility of effectively reducing the impact.

5 Detailed Screening Questions		
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant? <i>Include consideration of features or measures to avoid or prevent what might otherwise be significant effects</i>
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 site would be altered from unused industrial to residential and a secure unit. However, given the scale of the site and its relationship to existing development, effects in this respect are unlikely to be significant.	Significant effect unlikely .
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?	No potential for cumulative effects that require assessment identified.	Significant effect unlikely .
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, there would be a certain degree of resource use associated with the conversion and ongoing occupation and use of the proposed development. However, given the	Significant effect unlikely .

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
	scale proposed, effects in this respect are unlikely to be significant.	
Question 1(d) Production of Waste		
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes. Construction works and ongoing use would likely generate a degree of solid waste. However, the scale is such that any effects would not be significant.	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?	The secure unit aspect of the development will no doubt give rise to some perception of risk in this respect. However, there is nothing to suggest that the proposal will be constructed or run other than in accordance with accepted best practice and relevant regulation. I am therefore satisfied that whilst there may be some effects arising from the scheme in this respect, due to the scale of the development, they would not be significant.	Significant effect unlikely .
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes. Some noise and vibration likely during construction works. However, these would be localised and time limited, such that they would not be significant.	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)?	The former use of the site is such that it will require full remediation prior to construction works. The applicants have committed to doing that work; NRW and LPA Officers have raised no concerns in this respect, subject to the imposition of suitable planning	Significant effect unlikely .

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
	conditions. I see no reason to disagree with the view that those works can be readily secured and am therefore satisfied that significant effects in this respect are 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 accidents during construction or operation of the Project which could affect human health or the environment?	Yes. Some risk of accident likely during construction, though this could be minimised by best practice on site. In any event, the risk would be limited in both time and scale, such that it would not be significant.	Significant effect unlikely .
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. Some risk of accident, but this would not be significant, as outlined above.	Significant effect unlikely .
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?	There may be some slight changes in terms of employment and demographics, but due to the size of the proposal these are unlikely to be significant.	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 could be affected by the project?	A PROW runs along the western edge of the site, but would not be directly affected. Significant effects are unlikely.	Significant effect unlikely .
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No.	N/A
Is the project located in a previously undeveloped area where there will be loss of	No.	N/A

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
greenfield land?		
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. The site is located within a built up area and is close to a school. There is potential for occupation of the proposed dwellings to create additional demand for school places. However, any impacts in this respect would be localised and of a scale that would not be significant.	Significant effect unlikely .
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 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 is located some 1.5km from the Llay Bog SSSI, 2km from the Brymbo Fossil Forest and some 4km from the Vicarage Moss SSSI. NRW is satisfied that the proposal would not lead to significant effects on those sites and I see no reason to disagree with that view.	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.	
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?	No.	N/A

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be 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 site is located within a built up area and may create additional demand in terms of public services. Some concerns have been raised by local Social Care services in terms of the ability to deal with such demand. Whilst this may be a consideration for the decision maker, the scale of the proposal is such that these effects would not be significant in EIA terms.	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?	No. Whilst there are historic assets in the wider area, none would be affected by the proposal.	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 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?	NRW observe that although the site is located in Zone A, there is some risk of onsite / offsite flood risk increasing if surface water runoff is not effectively managed. However, the applicant has put forward a scheme for managing those effects through a range of SuDS measures. Given that those measures can be readily secured, I am satisfied that significant effects in this respect are unlikely.	Significant effect unlikely .
Has there already been a failure to meet environmental quality standards that is relevant to the project?	No.	N/A

Statement of reasons

The site is a disused industrial area that will require remediation prior to construction work, due to existing land contamination. The proposal itself may give rise to some impacts in terms of perceived risk to human health and will require the effective management of surface water runoff. I accept that the proposal itself may be controversial in terms of its planning merits. However, due to the scale of the proposal and the ready ability to ensure that effective remediation and flood avoidance measures are secured, it is unlikely to result in significant environmental effects. I am therefore satisfied that EIA is not required in this instance.

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 (Letter 1)	✓
Name and Job Title of Assessor		Chris Sweet	
Date of Assessment		27/09/18	