

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 a large new building in a location where no built development is currently situated and this will involve some alterations to ground levels. 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? - any plans for future land uses on or around the location which could be affected by the project?	The application site forms part of a large industrial site. The processes undertaken on site generate noise, dust and odour emissions. The application site forms part of the built up area of Chirk, with a large number of residential properties	Unlikely significant

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transfrontier impacts?	being situated a short distance away. Notwithstanding the above and despite the size of the proposed building, the intended use is for warehousing. The building will therefore not increase the potential for the above impacts. Indeed the development is intended to enhance on-site warehousing capacity to reduce the need for transporting product manufactured on site to be transported off site for storage and back to site for distribution. The proposals therefore have the potential to reduce some off-site impacts by reducing vehicle movements. Taking the above factors into account, the development is unlikely to give rise to impacts in conjunction with the operation of the existing site that will be 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	Yes. Water and energy will be used during the construction phase as	Unlikely significant

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non-renewable or in short supply?	well as once the building is occupied. However 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 warehouse is likely to use energy. The development will be used for purposes ancillary to the operation of a major industrial site. The wider site will be 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 of the development are unlikely to be significant in EIA terms. Furthermore the development is also unlikely to significantly increase the	

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	resources consumed/used by the site.	
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, however it is realistic to conclude that best practice techniques will be used during construction to minimise the generation and disposal of solid waste. The use of the building is unlikely to generate solid wastes. Whilst the operation of the wider industrial site the site forms part of is likely to produce solid wastes, the development, by itself, is unlikely to contribute to any significant increase in solid waste production.	Unlikely significant
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 considered unlikely that significant quantities of materials that are harmful to the environment or to human health will be used, stored, transported, handled or produced either during	Unlikely significant

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	construction or once the development is in use.	
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. Given the nature of the development, there is potential for some noise to be generated when transporting materials in or out of the warehouse as well as the operation of any ancillary plant. However the building itself will provide screening of the operational areas to the east of it. Noise impacts will in any case be localised both in terms of extent and frequency and will not be significant in EIA terms.	Unlikely significant
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	Unlikely significant

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	and extent. Once in use the project is unlikely to release pollutants or hazardous substances given the proposed use of the building.	
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. There will be the risk of accidents associated with the operation of the development. However the site will need to operate in accordance with Health and Safety legislation. The risk of accidents arising from the development given the intended use of the development is not considered significant in EIA terms.	Unlikely significant
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. However as noted above, using best practice techniques and compliance	Unlikely significant

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	with Health and Safety legislation means these risks are low in EIA terms.	
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
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 intended to consolidate the storage capacity of the business on-site instead of transporting items to/from off-site storage facilities. The traffic impacts of the development are therefore unlikely to be significant in EIA terms.	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	Unlikely significant

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	other community facilities. However, given the intended use of the development it is considered the impact is unlikely to be 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.	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?	Yes. The proposed development also lies approximately 1km east of the boundary of the Clwydian Range and Dee Valley AONB. The LIVA accompanying the application concludes that the development would be introduced into an existing and established large scale industrial estate and as	Unlikely significant

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	such the landscaping impacts would not be significant. Considering the scale and context of the development, these conclusions are accepted. The additional impact of the development upon the AONB is therefore unlikely to be significant in EIA terms. If the development went ahead as proposed it would result in the loss of two trees protected by Tree Preservation Order TPO WCBC no.80. Whilst the determination of the application will need to consider whether the loss of the trees is justified and if so, secure appropriate compensatory planting, the amenity of value of the trees is limited to the site and its immediate surroundings. The loss would therefore not be considered 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 Holyhead Road, the residential properties close to the site in Chirk as well as from longer distance view points to the east and west of Chirk.	Unlikely significant

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	The development will be view in the context 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.	
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 residential properties located on the opposite side of Holyhead Road to the proposed development. Given the intended use of the building, the proposal is unlikely to result in a significant increase noise, dust or other emissions. The proposals will change the outlook of residential properties nearest to the site. However the development will be viewed in the context of an established industrial site and is therefore considered to not be 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 application site lies within the Pontcysyllte World Heritage Buffer Zone and lies just under 400m	Unlikely significant

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	due east of the Llangollen Canal which forms part of the World Heritage Site. The following scheduled Monuments lie within 3km of the site: • Castell y Waun Castle Mound • Pontcysyllte Aqueduct and Canal • The Holyhead Road: the Chirk Embankment and earlier trackways The Brynkynalt and Chirk Castle registered historic parks and gardens (Grade II* and Grade I respectively) also lie within 3km of the site. The LIVA that accompanies the application includes a heritage appraisal which concludes the impact upon these assets would not be significant. Cadw responded to the applicant's Pre-Application Consultation confirming they concur	

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		with that view. 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 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 be viewed in the context of a large and established industrial complex. Given the context of the proposals as well the intended use of the development, 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 – Development Control		
Date of Assessment	11/09/21		