

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 land will change from agricultural to residential use. The character of the land will be permanently altered from a greenfield site to a built-up area. The change at site level will be comprehensive, however the urbanising effect is limited to land on the urban fringe of the existing village (Rossett). The urbanising effect is not of a scale that will impact upon the wider locality and is therefore not considered to be significant in EIA terms Circular 11/99 (Annex A, paragraph A19 suggests a significant urbanising effect to be 1000 or more new dwellings).	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	No. There are no other substantial developments proposed in the village or on the edge of the village	N/a

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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?	at this time or on the near future. The application site is shown as a site for allocation in the Desposit Local Development Plan. There are no other allocations proposed in the village.	
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 proposed dwellings are 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 dwellings will need to constructed in compliance with Building Regulations which will ensure they are energy and water efficient as possible, thus helping to minimise the use of these resources.	Unlikely significant.
Question 1(d) Production of Waste		
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes. The development will be generated during construction. The	Unlikely significant.

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	dwelling will also produce domestic waste once occupied. It is reasonable to conclude that the developers will employ best practice techniques to minimise the generation of waste during construction. The dwellings will be subject to WCBC kerbside recycling collection. It is considered that the amount of waste produced both during construction and occupation is unlikely to be of more than local significance.	
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. It is considered unlikely that substances or materials that could be harmful to human health, the environment or raise concerns about the risk to human health are likely to be used, storage or handled at the site.	N/a.
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes. It can reasonably expected that there will be noise and vibration from plant and machinery when	Unlikely significant.

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	construction works are taking place. However best practice can minimise such impacts. In any case, these impacts are unlikely to be of more than local significance – i.e. at the site and in the immediate vicinity.	
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. The development has the potential to generate dust and for polluted run-off water during construction. However provided best practice techniques are employed, the risk of pollution is considered to be low.	Unlikely significant.
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 taking place during construction. However compliance with Health and Safety legislation will ensure that the risks of accidents is minimal.	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 from accidents on site. However as noted above, using best	Unlikely significant.

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	practice techniques and compliance with Health and Safety legislation means these risk are low.	
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. The 2001 Census indicates the population of Rossett (Community Council area) to be 3,321. Average household size is 2.37 persons. A development of 132 dwellings has the potential to increase the population of the village by 313 people or just under 10%. Whilst this is a not insignificant increase in population (equalling the 1991-2011 population increase), it is considered unlikely to significant change the demographic profile of the village. The effects of the development will be localised due to its scale and relationship with the existing village.	Unlikely significant.
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 not crossed by a public right of way. Footpath Allington no. 21 runs parallel to the	Unlikely significant.

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	eastern boundary of the southern parcel of land. Footpath Allington no. 20 exits onto the B5102 Rossett Road adjacent to the south-eastern boundary of the northern parcel of land. Neither will be obstructed or require diversion as a result of the development. There are no recreation facilities on the site or in the immediate vicinity of the site that will be directly affected by the development.	
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes. The development will generate traffic and it is reasonable to conclude that the majority of this will travel westwards and therefore B5445 Chester Road/B5102 Holt Road junction and the link route between the two roads at the north-eastern end of The Green. However the Transport Assessment accompanying the application indicates that the junctions are currently operating with reserved capacity and are likely to continue to do so post-development.	Unlikely significant.

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	In any case, the traffic impacts associated with the development will not be of more than local significance.	
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. The development will result in the loss of 6.21 of greenfield land, thus having an urbanising effect on the edge of the village. However the effects will be limited to the local area and will not be significant in the wider context. A significant proportion of the site is Best and Most Versatile Agricultural Land. Validation of Agricultural Land Classification Report will be sought from Welsh Government, however even if the whole site were considered BMV land, the amount of BMV land lost to development is not considered to be significant in the context of the countryside surrounding the village or in a County Borough wide context.	Unlikely significant.
Are there any areas on or around the location occupied by land uses	Yes. There are residential properties	Unlikely significant.

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which could be affected by the project, particularly sensitive land uses e.g. hospitals, schools, places of worship, community facilities?	adjacent to the site. The impact of the development will be limited to those properties who will suffer a loss of existing outlook. However the visual impact of a residential development close to existing properties is unlikely to result in effects that would be significant and EIA context.	
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. There are no statutorily protected sites adjoining or in the immediate vicinity of the site. The application is accompanied by an ecology report. This concludes that it is highly unlikely that Great Crested Newts are present at the site. No signs of breeding bats were identified although two trees were identified as having suitable bat roosting features. Bat activity within	Unlikely significant.

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	the site was recorded. The indicative plan suggests the removal of one of the trees referred to in the ecology report. The impact this would have on bat habitat is localised and on balance is not considered to be significant in EIA terms. It is also expected that sensitive design of the development and incorporation of mitigation can be secured to off-set these impacts.	
Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No. The site lies outside of the flood plain of the River Alyn and River Dee.	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. The site is not located within a landscape that is subject to national designation. The site is located within a Special Landscape Area in the Wrexham UDP, however this is a local designation. Whilst the development will represent the intrusion of an urban form of development in the SLA, the impacts are localised to the site and its immediate surroundings and are not significant in the context	Unlikely significant.

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	of the wider SLA.	
Is the project in a location where it is likely to be highly visible to many people?	No. The site is not prominently located and is not highly visible in the wider landscape. It will be visible to the occupiers of properties close to/adjoining the site as well as to those using the roads and footpaths in the immediate vicinity only.	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 site adjoins existing residential development in Rossett. Whilst the proposals will have an urbanising effect and change the character of a green field site, its scale is such that the urbanising effects are localised and 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 lies 300m from the boundary of the Rossett Conservation Area and 2 listed buildings lie approximately 380m away: Rossett Hall and Darland Hall, both Grade II listed. Given the degree of separation and the nature of the development, it will not have a significant effect on features identified above.	Unlikely significant.

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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?	Yes. The site lies outside of a zone C1 or C2 flood plain. Part of the site lies within a zone B. Parts of the site are also susceptible to surface water flooding. If not adequately addressed, parts of the development may be at risk of surface water flooding and could also increase the risk of off-site surface water flooding. However the impacts will be limited to the site and the immediate vicinity and are not considered significant in EIA terms. Furthermore it can reasonably be expected that through good design and the inclusion of adequate measures for attenuating surface water drainage, this matter can be mitigated.	Unlikely significant.
Has there already been a failure to meet environmental quality standards that is relevant to the project?	No.	Unlikely significant.

Statement of reasons

The development will result in the loss of a greenfield site, BMV land, give rise to traffic impacts and has the potential to have some impact upon bat species. However these impacts are localised and are not of a scale that are likely to be significant. EIA is therefore not required in this instance.

6		Outcome of assessment	
(ii)	If a SO/SD has been provided do you agree with it?	Choose an item.	
(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, Planning Control Lead Officer	
Date of Assessment		27/07/2018	