

**Town and Country Planning (Environmental Impact Assessment) (Wales)
Regulations**

SCREENING OPINION

**VARIATION TO CONDITION NOS. 2 AND 3 OF PLANNING APPEAL REF NO.
APP/H6955/A/12/2188910 TO EXTEND THE TIME LIMITS FOR SUBMISSION OF
RESERVED MATTERS APPLICATION AND FOR COMMENCEMENT OF
DEVELOPMENT BY A FURTHER 3 AND 5 YEARS RESPECTIVELY**

**LAND SOUTH OF RIDLEYWOOD LANE AND EAST OF BRYN LANE WREXHAM
INDUSTIAL ESTATE**

The original planning application was subject to a screening opinion which concluded that EIA was not required.

Under Schedule 2, Column 1, paragraph 13, changes or extensions to a Schedule 2 development also falls within Schedule 2 if the thresholds within the relevant part of column 2 are exceeded and in such a case where the development as changed or extended may have a significant adverse effect on the environment.

The submitted section 73 planning application seeks to vary conditions attached to the extant permission to allow further time for the submission of reserved matters and for commencement of development. Granting the application will not result in any changes to the nature or scale of the development and as such it will not give rise to any additional environmental impacts over and above those considered when the previous screening opinion was adopted. As such an Environmental Impact Assessment is not required.

Signed:

Date:

3/5/16

Plotted
SW ✓ 28/2/11

STG



Town and Country Planning (Environmental Impact Assessment)
(England and Wales) Regulations 1999

SO/2011/019

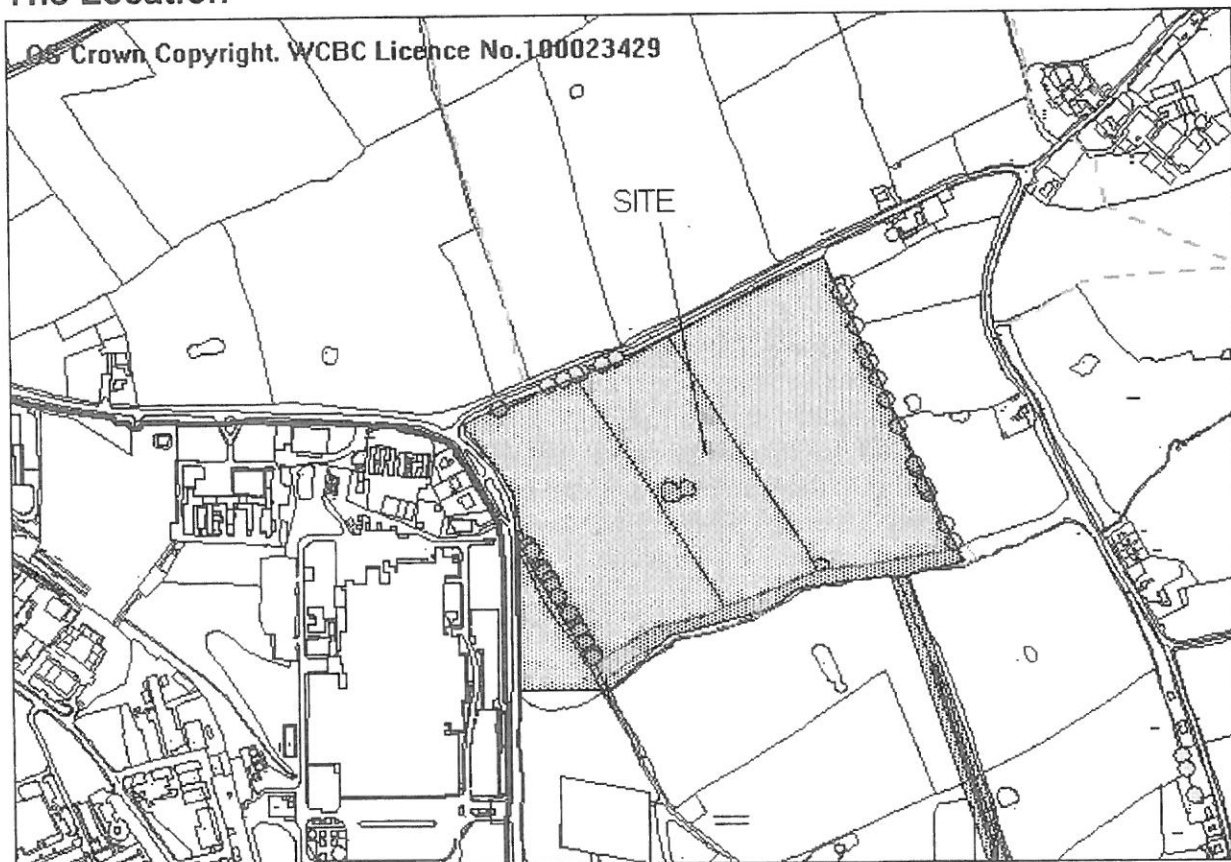
SCREENING OPINION FOR PLANNING APPLICATION P/2011/0891

Site

LAND SOUTH OF RIDLEYWOOD ROAD WREXHAM INDUSTRIAL ESTATE
WREXHAM LL13 9UT

Proposal: OUTLINE APPLICATION FOR B8 STORAGE AND
DISTRIBUTION WAREHOUSE DEVELOPMENT AND ASSOCIATED
ECOLOGICAL MITIGATION AREA INCLUDING MEANS OF ACCESS OFF
BRYN LANE AND LAYOUT

The Location



The application is in outline but layout and access are not reserved matters. It is accompanied by:

- Location plans and aerial photos
- Site plans
- Indicative landscaping plan
- Indicative elevations
- Site access details

Planning statement
Ecological and landscape management framework
Design and access statement
Ecological assessment
Landscape and visual assessment
Aboriginal implications assessment
Drainage statement
Geo-environmental desk study
Transport and travel plan
Air quality, noise and vibration assessment
BREEAM pre-assessment.

The Site

The site has an area of 20.6 hectares and is grade 3 agricultural land. It is located on the north-eastern edge of Wrexham Industrial Estate and is bounded by Ridleywood Road to the north, Bryn lane to the west and open land to the east and a belt of trees to the south. The application site also includes a strip of land to the east of a ditch running south-east from the main site, to facilitate a new roadway and additional screen planting. The site is made up by 4 gated fields defined by hedgerows and boundary trees. Details of the trees are provided in the tree report. There are also a number of ponds on and adjoining the site.

Directly to the west of the site is a major facility operated by Kelloggs, which is highly prominent given its scale and form. To the north of Kelloggs are a small number of residential properties on the corner of Bryn Lane near to Ridleywood Road. To the south of Kelloggs is a household waste recycling centre. To the east and north-east is mainly open land in agricultural use interspersed with farm buildings and a few residential properties along the Ridleywood to Isycoed road. The small dispersed settlements of Bowling Bank and Isycoed are located approximately 1km to the east.

Relevant History

P/2008/0993 outline application for B2/ B8 development and associated ecological mitigation area, including means of access and siting Refused 6/7/2009. Appeal dismissed in respect of the northern site and allowed for the southern site 6/5/2010. A screening opinion was carried out for this development of the larger site, concluding that EIA was not required. The screening opinion was passed back to the Inspectorate by the Welsh Government, and PINS confirmed that EIA was not required in their letter ref. APP/H6955/A/09/2113258/WF dated 11/11/2009.

Development Plan

The site is outside the settlement limit for Wrexham Industrial Estate, but within the site subject to Policy E3 within the UDP. Policy E3 allocates this area of land and the site to the south for a major single user employment project that requires a site of over 30 hectares for an employment development that cannot be accommodated on allocated employment land or employment land with planning permission.

Other UDP policies are:

PS1 and E5 (strategic provision of development within settlement/employment areas and employment in the countryside),
PS2, GDP1 a) and EC4 (quality of development, landscape and natural environment),
PS11, GDP1 h) and EC6 (ecology),
GDP1 f) (noise, dust etc),
GDP1 d) and T8, (highways and parking provision).

Local Planning Guidance Notes

7 – Landscape and Development,

16 – Parking Standards,

17 – Trees and Development,

24 – Designing out Crime

26 –Landscaping and Industrial Development

29 – Wrexham Industrial Estate: Employment Development and Nature Conservation

32 - Biodiversity

Other relevant guidance is contained in Planning Policy Wales (2011), TAN 5 Nature Conservation, TAN11 Noise, TAN18 Transport and TAN22 sustainable buildings

Screening Consideration

The proposal falls within Schedule 2 of the 1999 Regulations as a development project with a site area exceeding 0.5 hectares. The issue for consideration – will the project ***have significant effects upon the environment***.

The general criteria for assessing **significance** are provided in paragraph 33 of the Circular. In applying the general tests of significance the LPA must assess whether a Schedule 2 project is likely to have impacts that are of 'more than local importance'. It is not sufficient that the development will have off site local impacts. More than local importance means effects beyond their immediate locality, which give rise to substantial national or regional controversy, which may conflict with national policy on important matters. The fact that there are likely to be environmental effects beyond the site boundaries but within the general locality of the site does not therefore, in itself, constitute 'more than local importance'.

Schedule 3 of the Regulations raises certain selection criteria that must be taken into account:

- Characteristics of the development (it is more than local importance?)
- Location of development (is there a sensitive/vulnerable location involved?)
- Characteristics of potential impacts (would these be complicated or adverse?)

Characteristics of the Development Options

- a. **Size** – the proposal comprises a large building of over 47,000 square metres, with hardstandings of 44,000m². This amounts to 45% of the total site area, with the rest shown for landscaping and ecological mitigation. Full approval is sought for the siting and access arrangements, so that suitable areas for habitat mitigation can be secured. Access is to Bryn lane and via a new rear service road. Paragraph A.17 of Welsh office Circular 11/99 states that EIA is more likely to be required for industrial estates of more than 20 hectares. However this application affects a smaller area of land than the appeal site, where EIA was not required (see above).
- b. **Cumulative effect** – the impact of the development must be considered in the context of the locality. There have been several recent planning applications for major developments in the locality, including a further phase of the recycling centre and outline permission on land to the south. The developments proposed and granted are not expected to give rise to any significant environmental impacts, thereby ensuring that no adverse cumulative impact would occur.
- c. **Use of natural resources** – there is no use of natural resources beyond that associated with standard construction processes.
- d. **Waste** – the development is unlikely to generate a significant amount of waste- normal waste produced by future occupiers is unlikely to be in quantities to have significant environmental impacts.
- e. **Pollution and nuisance** – the proposed development is not predicted to give rise to any adverse increased pollution or nuisance. Standard working practices and the need to obtain and operate within the constraints of the planning consents would mean that there is no

realistic potential for new pollution or nuisance to be created at the site. Issues such as noise and air quality can be controlled by condition and should not give rise to any material adverse effects.

- f. **Risk of accidents** – the built development will be subject to standard Building regulations and requirements to comply with Safety at Work Act. It is a proven form of development, specifically designed to minimise the risk of accidents. Appropriate site management procedures will be in operation.

Location of the Development

- a. **Land use** – the site is located on land outside of any settlement limits on the edge of Wrexham Industrial estate. It is also shown in the Wrexham UDP as part of a single user employment site as detailed in UDP policy E3 and annotated on the proposals map as such. The site is currently agricultural land.
- b. **Local natural resources** – no exceptional or unique natural resources will be lost or significantly affected by the proposed development.
- c. **Absorption capacity:** bearing in mind the locality, it is noted that:
No designated wildlife sites are affected, and a detailed ecological report with mitigation measures has been submitted. The trees and woodland covered by a TPO are predominantly around the edges of the site, and detailed tree and landscape proposals have been submitted. No landscapes of historical, cultural or archaeological significance will be affected.

Characteristics of Potential Impacts

- a. **Extent** – direct effects are limited to the local area in terms of traffic, air quality, noise, scale and ecology
- b. **Transfrontier impacts** – the proposed works and any impacts are entirely within the administrative area of Wrexham CBC.
- c. **Magnitude and complexity** – there are no particular complexities within the proposed activities at the site
- d. **Probability** – the likely effects of the development are clearly definable and limited to the development site and its immediate vicinity only. The probability of the impact is certain, and the likelihood of any other unknown effects occurring is minimal or zero.
- e. **Duration, frequency and reversibility** – disturbance to sensitive receptors during the construction phase will be localised and temporary in duration. Once operational, any effects of the development are predicted to be negligible in terms of its location. The impact of the completed development could be reversible if the facility was removed and the site restored, but in reality the site is unlikely ever to return to agricultural use.

Accordingly, it is hereby certified that based upon the above assessment and the information known at this stage, no significant environmental impacts of more than local importance are identified that would justify a decision to require an Environmental Impact Assessment.

Signed:



Date: 16 December 2011

Lawrence Isted

Head of Community Wellbeing and Development, Wrexham County Borough Council

References:

Town & Country Planning (EIA) (England and Wales) Regulations 1999 and in particular categories 1-10 of schedule 2

Welsh Office Circular 11/99 and in particular annex A

ENVIRONMENTAL IMPACT ASSESSMENT

Check sheet



Development description **OUTLINE APPLICATION FOR B8 STORAGE AND DISTRIBUTION WAREHOUSE DEVELOPMENT AND ASSOCIATED ECOLOGICAL MITIGATION AREA INCLUDING MEANS OF ACCESS OFF BRYN LANE AND LAYOUT**

Location

**AND SOUTH OF RIDLEYWOOD ROAD WREXHAM INDUSTRIAL ESTATE
WREXHAM LL13 9UT**

LPA ref: P/2011/0891 Screening Opinion Ref: SO/2011/

Case Officer: SJG

Deadline for issuing Opinion: 23/12/2011

Relevant environmental issues of Landscape, Natural Environment, Traffic, Emissions to air, water or land and any other relevant issues are set out in the screening opinion.

Discussions / Consultation with: *(by email 12/12/2011)*

Planning Department Consultees:

Ecologist none
Landscape Officer none

Internal Consultees:

Highways: looks ok PP
Public Protection- EIA not required AG

External Consultees:

Environment Agency- agree that EIA is not required DH
CCW none

Local Member and Chair of Planning (Cllr M Morris)

Views expressed: none

Documents passed to Chief Planning Officer for signature: 16/12/2011

Decision: EIA not required

