

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1	Case Details	
A	Appeal case reference n/a	
B	LPA case reference P/2014/0905	
C	LPA Wrexham County Borough Council	
D	Appellant/Applicant Mrs Margaret Crewe	
E	Site address Home Farm, Gresford Road, Llay	
F	Brief description of development Outline application for 365 dwellings and erection of 300 sq.m retail unit – all details matters reserved.	
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) 15.86ha.	
H	Approval of reserved matters or conditions? If yes, state which one n/a	
I	If Yes, enter the description of development subject of the related planning permission n/a	
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>	
	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?	No
	<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 and proceed to Section 3, no need to consider thresholds/criteria. 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 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>	
	The area development exceeds 5 hectares and more than 150 dwellings are proposed.	
3	LPA / Welsh Ministers' Screening	
	All applications including reserved matters/conditions	
(i)	Has the LPA issued a Screening Opinion (SO)?	Choose an item.
(ii)	Have the Welsh Ministers issued a Screening Direction (SD)?	Choose an item.
(iii)	If Yes to either, is a copy of the SO/SD on the file? Note which one.	Choose an item.
(iv)	If Yes, is the SO/SD positive i.e. EIA is required?	Choose an item.
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/appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	Yes