

STEPHENIE HAWKINS
BILFINGER GVA

By email: stephenie.hawkins@gva.co.uk

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2014/0905

24 March 2016

Matthew Phillips

01978 298780

matthew.phillips@wrexham.gov.uk

Dear Madam

SCREENING OPINION

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(WALES) REGULATIONS 2016**

**OUTLINE APPLICATION FOR 365 DWELLINGS AND ERECTION OF 300 SQUARE
METRE RETAIL UNIT - ALL DETAILED MATTERS RESERVED**

HOME FARM GRESFORD ROAD LLAY WREXHAM

The development falls within Schedule 2 by virtue of being an urban development project with area exceeding 5 hectares and proposing more than 150 dwellings.

The issue for consideration is whether the project will have significant effects upon the environment. The general criteria for assessing significance are provided in Circular 11/99. Paragraph 33 advises that EIA will be needed for Schedule 2 developments in the following cases:

- Major developments which are of more than local importance;
- For developments which are proposed for particularly sensitive or vulnerable locations;
- For developments with unusually complex and potential hazardous environmental effects.

Annex A of the Circular provides indicative thresholds for circumstances when EIA is more likely to be required. However paragraph 44 of the Circular also advises that developments which exceed the threshold will not in every case require assessment. The fundamental test to be applied in each case is whether that particular type of development and its specific impacts are, in a particular location, to result in significant effects on the environment.

Paragraph A19 Annex A of Circular 11/99 advises developments proposed for sites which have not previously been intensively developed are more likely to require EIA if:

- The site area of the scheme is more than 5 hectares; or
- It would provide a total of more than 10,000 sq.m of new commercial floor space; or

- The development would have significant urbanising effects in a previously non urbanised area (e.g. a new development of more than 1000 dwellings).

The first point is exceeded by the proposed development although the other two are not. In completing this screening opinion the specific characteristics of the development as well as the consultation responses received prior to determination of application P/2014/0905 from the following have been taken into account:

- Natural Resources Wales;
- Welsh Government (Department for Economy, Science and Transport);
- Welsh Government (Land, Nature, Forestry Division);
- Welsh Water;
- Wrexham County Borough Council Highways
- Wrexham County Borough Council Public Protection;
- Clwyd Powys Archaeological Trust

Whilst it is accepted that the development will result in the loss of greenfield land, will result in environmental impacts and put some additional pressure on local infrastructure, it is considered the impacts will not be of more than local importance. Furthermore, the development is not in within a particularly environmentally sensitive or vulnerable location and the proposed development is not one that will result in any particularly complex or hazardous environmental effects. The proposals are therefore not considered to be EIA development.

Yours faithfully

A handwritten signature in black ink, appearing to be 'L. Jones' or similar, written in a cursive style.

Head of Community Wellbeing and Development