

STAGE 2 – DETAILED SCREENING ASSESSMENT

6(A). Screening Questions			
Part 1 - Questions to be considered	Part 2 – Provide answers to questions in Part 1 (use Yes/No/Not Know) and briefly explain reasoning. If applicable, and/or known, include name of feature and approximate proximity to site	Part 3 – For all ‘Yes/Not Known’ answers in Part 2, assess whether those interactions (i.e. effects) are likely to be <u>significant</u> by considering them against the ‘Assessment of Significance’ (‘AoS’) Criteria outlined in Section 6(B). Provide detailed reasons for your answers here. Include in your answers a summary of advice from consultees if received. <u>[NB.</u> If answer in Part 2 is ‘No’ use ‘NA’ and proceed to section 7.]	Part 4 – Outline the overall conclusion reached in Part 3 i.e. Unlikely significant effect / Possible significant effect / Likely significant effect?
CRITERION 1. CHARACTERISTICS OF DEVELOPMENT			
Question 1(a) Size 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.)?	The land is currently greenfield, agricultural land. Its use will change to primarily residential. A 300sq.m retail unit is also proposed.	The development will result in the loss of 15.86 ha of greenfield land. The urbanising effect of the development will be limited to the edge of an existing village. The urbanising effect is not of a scale that will impact upon the wider locality.	Unlikely significant.
Question 1(b) Cumulation with Other Development			
Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	No – there are no other substantial developments proposed in the village or on the edge of the village at this time.	N/A	
Are there any plans for future land uses on or around the location which could be affected by the project?	No	N/A	
Is the Project likely to lead to transfrontier effects?	No	N/A	
Question 1(c) Use of Natural Resources			

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?	Resources, energy and water will be used during construction as well as once the development is complete and occupied.	The scale of resource use during construction is unlikely to be of more than local significance and can be minimised by best practice. Dwellings will use energy and water during use, however compliance with Building Regulations will ensure that the dwellings are as energy and water efficient as possible, thus helping to minimise the consumption of these resources.	Unlikely significant.
Question 1(d) Production of Waste			
Will the Project produce solid wastes during construction or operation or decommissioning?	Waste will be generated during construction. Domestic and commercial (from the retail unit) waste will also be produced once the development is occupied	Best practice methods should ensure that minimal waste produced during construction. Once occupied residential properties will be subject to the local authority's kerbside recycling scheme. The amount of waste produced by the development once occupied is unlikely to be of more than local significance.	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?	Given the nature of the proposed development, no substances or materials that are potentially harmful to human health are expected to be used or stored on site during construction or once the development is in use.	n/a	
Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	None expected. There is likely to be some traffic pollution during construction and once the development is in used but not on a scale that will be harmful to human health.	Pollution from traffic is unlikely to significant impact upon local air quality. This is confirmed by a report submitted by the applicants. The Council's Public Protection section accept the findings of the report.	Unlikely significant
Will the Project cause noise and vibration or	Yes – during construction.	The level of noise and vibration during	Unlikely significant

release of light, heat energy or electromagnetic radiation?	Some noise may be caused by the retail unit once operation due to deliveries to the site and from air conditioning/refrigeration equipment.	construction will not be of more than local significance. Potential noise from the operation of the retail unit can be minimised by careful design and appropriate planning conditions. The operational noise from the retail development will not have an impact beyond the immediate vicinity.	
Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	There is potential for polluted run-off water during construction.	Provided best practice techniques are employed during construction, the risk of pollution is low.	Unlikely significant.
Question 1(f) Risk of accidents, having regard in particular to substances or technologies used			
Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	There is potential for accidents during the construction phase of the development.	Compliance with health and safety legislation means the risk of accidents that are likely to adversely impact upon human health are minimal.	Unlikely significant.
CRITERION 2. LOCATION OF DEVELOPMENT			
Question 2(a) Existing Land Use			
Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	The development will increase the population of Llay by approximately 18%.	Whilst the development will result in a reasonably significant increase in population, it is unlikely to significantly change the demographic make-up of the village. There is currently insufficient capacity at local primary and secondary schools however this impact can be off-set via developer contributions towards additional school capacity.	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 footpaths crossing the site. Footpath Llay no.5 runs parallel to the eastern boundary of the site and footpath Llay no.3 is approximately 300m to the east.	The development will not obstruct or require the diversion of any existing public rights of way.	Unlikely significant

Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	The site is bounded by the B5373 Gresford Road and by the B5105 Straight Mile.	The junction of the two roads referred to is prone to congestion. The impact of the additional traffic generated by the development can be mitigated by junction improvements – as confirmed by WCBC Highways. The development is not of a scale that would lead to significant transport issues in the wider locality. The Welsh Government issued no directions in respect of the impact upon the A483 trunk road.	Unlikely significant.
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes – it is a 15.86 ha greenfield site. The majority of the site is not Best and Most Versatile Agricultural Land.	The loss of greenfield land and will have an urbanising effect on the edge of the village, however given the size of the existing village and the adjoining industrial estate, this will not have a significant urbanising effect on the wider locality. The development will result in the loss of some BMV agricultural land. However the amount of BMW land lost to development will not be significant. The Welsh Government (Land, Nature, Forestry Division) validated the findings of the applicant's Agricultural Land Classification report.	Unlikely significant
Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	There are residential properties on the opposite side of Gresford Road to the site and immediately to the south of the site.	The impact of the development will be limited to properties in the immediate locality. The occupiers of the dwellings will suffer the loss of their existing outlook. Good design can minimise the impact of the development in terms of loss of privacy, light or as a result of being visually overbearing. The site is approximately 500 metres from a active sand and gravel quarry (Ballswood Quarry Cae Mawr Lane. The development of the site will not impact upon the continued operation of the	Unlikely significant.

		quarry.	
Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	No.	n/a	
Question 2(b) Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area			
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?	Approximately half of the site falls within an area where there are potentially exploitable mineral recourses (UDP policy MW9 refers).	The applicants liaised with the North Wales Minerals and Waste Service prior to submission of the application. The NWMWS agreed the prior extraction of the minerals would be unviable. Given the proximity of some of the areas subject to MW9 are to existing dwellings, it is considered unlikely that extraction could take place without significant harm to amenity. It is therefore unlikely the resources would be worked if the development did not go ahead.	Unlikely significant
Question 2(c) Absorption Capacity of the Natural Environment			
Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value (i.e. historical), which could be affected by the project?	The site is approximately 500 metres from the Chwarel Singret SSSI.	NRW have confirmed that the development is unlikely to impact upon the features, functionality or integrity of the SSSI. CPAT advised that the site is within an archaeologically sensitive landscape. However the site has been subject to investigations that demonstrated the site is of low archaeological value. There are no listed buildings or scheduled ancient monuments within the vicinity of the site.	Unlikely significant.
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the	No	n/a	

coastal zone, mountains, forests or woodlands, which could be affected by the project?			
Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Potential for Great Crested Newts to be present in the locality.	Where necessary mitigation can be incorporated into the detailed design of the development.	Unlikely significant.
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?	No	n/a	
Is the project in a location where it is likely to be highly visible to many people?	No.	The site will be visible from the immediate locality, particularly Gresford Road, the south-eastern end of the Straight Mile and Rackery Lane to the north-west. Longer distance views will be obstructed by exiting landscape features	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?	No	n/a	
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 adjacent to and directly opposite existing residential properties.	Subject to good design the impact of the development upon existing properties and their occupiers will not be significant.	Unlikely significant.
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 earthquakes, subsidence, landslides,	No	n/a	

erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?

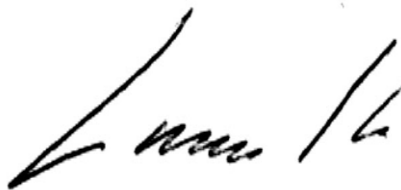
7	Conclusion			
(i)	Summary of features of project and of its location			
	a	Characteristics of development		
		Outline application for 365 dwellings and erection of 300 sq.m retail unit – all details matters reserved.		
	b	Location of development		
		Home Farm, Gresford Road, Llay		
	c	Characteristics of the potential impact		
	The site is greenfield land. The development will result in some temporary impacts during construction and would result in permanent visual impacts. The development will result in additional traffic on local roads and increase demand for local infrastructure, such as local schools. The development will not impact upon any statutorily protected sites or features. However the development will not result in significant environmental effects and the impacts associated with the proposals will not be of more than local significance.			
(ii)	If a SO/SD has been provided do you agree with it?		Yes	No
(iii)	Is EIA required?		Yes	No

8	Options		
Assessment		Recommended Action	✓
Schedule 1 development		8A. Issue direction stating EIA Required	
Schedule 1 development – appeal is at an advanced stage (PINS ONLY)		8B. Issue direction stating EIA Required	
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area and likely to have significant effects		8C. Issue direction stating EIA Required	
Schedule 2 development – appeal is at an advanced stage - threshold exceeded/ criterion met or Sensitive Area and likely to have significant effects (PINS ONLY)		8D. Issue direction stating EIA Required	
Schedule 2 development – not likely to have significant effects on the environment		8E. Issue direction stating EIA Not Required	✓
Schedule 2 development – appeal is at an advanced stage - not likely to have significant effects on the environment (PINS ONLY)		8F. Issue direction stating EIA Not Required	
Schedule 2 development but effects not clear at this stage – file to be reviewed at a later stage		8G. No action – review when appropriate i.e. on receipt of new information/case progress	
Schedule 2 development – negative (i.e. EIA not required) LPA screening/Welsh Ministers screening direction issued – PINS agrees (PINS ONLY)		8H. EIA Not Required	
Schedule 2 development but not EIA development – negative screening opinion – Welsh Ministers agree		8I. EIA Not Required	
Schedule 2 development but not EIA development – positive screening opinion – Welsh Ministers disagree		8J. EIA Not Required	
Schedule 2 development – positive (i.e. EIA not required) LPA screening/Welsh Ministers screening direction issued – PINS disagrees (PINS ONLY)		8K. EIA Not Required	
Project does not fall within the EIA Regulations as either: (a) it is listed within the descriptions of development Column 1 of Schedule 2 of the EIA Regulations but does not meet relevant threshold/criterion; or (b) it does not fall within the categories of development in Column 1 of Schedule 2 of the EIA Regulations.		8L. EIA Not Required - Issue direction stating either: (A) project listed within descriptions of development in Column 1 of Schedule 2 of the EIA Regs but does not meet relevant threshold/criterion; or (B) project does not fall within the categories of development in Column 1 of Schedule 2 of the EIA Regulations.	
<u>PINS ONLY</u> - Development relates to a called in application or potentially recovered appeal.		8M. Regardless of conclusions reached, forward completed screening checklist with recommended action identified above to the Welsh Government for consideration ¹ .	

¹ Only applies to called in applications and potentially recovered appeals.

Name and Job Title of Assessor	Matthew Phillips, Planning Officer
Date of Assessment	22.3.2016

9A	Sign-off	
Name and Job Title of Countersigning Officer	Lawrence Isted	
Comments of Countersigning Officer²	I agree with this assessment. EIA is not required.	
Signature	Below:	



Date	24/03/16
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² Comments should reflect whether conclusions/ recommended action of assessor are agreed with.

9B	<u>Called In Applications / Recovered Appeals - Welsh Government Only</u> Consideration of PINS Wales' Conclusions and Recommend Action³	
Name and Job Title of Welsh Government Officer		
Comments of Welsh Government Officer⁴		
Signature		
Date		

³ As the Welsh Ministers are the decisions makers on called in applications/recovered appeals they must: a) make the final decision on whether or not EIA is required for these types of cases; and b) issue the corresponding screening direction.

⁴ Comments should reflect whether or not the conclusions and recommended action of PINS Wales are agreed with.