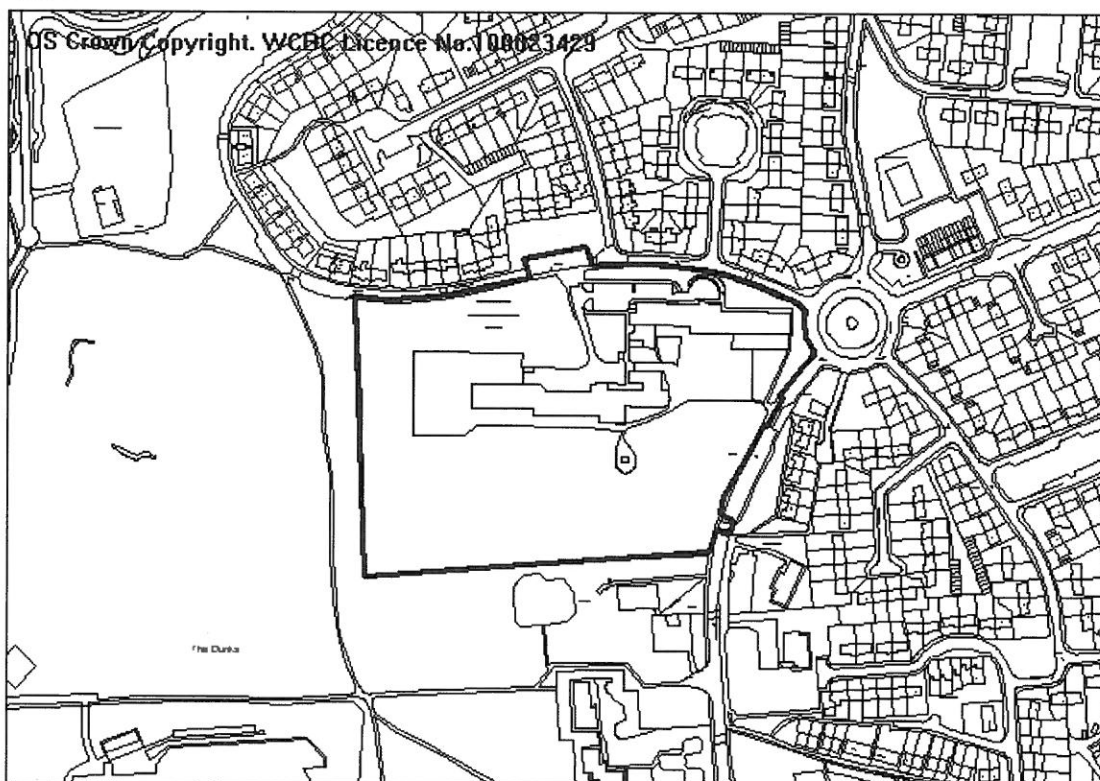


**Town and Country Planning (Environmental Impact Assessment)  
(England and Wales) Regulations 1999**

**SO/2014/001**

**SCREENING OPINION FOR PRE-APPLICATION PROPOSAL  
P/2013/0876**

**Site**



**The Proposal**

An application for full planning permission to erect a new school two storey school building to include a new 2.4 metre high perimeter wall and new car parking provision. Following construction of the new school building, the existing junior school building will be demolished and the existing infant school building will be retained.

**The Location**

The site is located within Caia Park, some 1.1km east of Wrexham town centre. The existing school site is on the corner of Deva Way and Prince Charles Road on its northern and eastern boundary. The southern and western boundaries consist of informal public open space.

**Relevant History**

0594 – ERECTION OF NURSERY SCHOOL. GRANTED 18.02.1975

1993 – RETENTION OF CLASSROOM BLOCK FOR EDUCATIONAL PURPOSES.  
GRANTED 23.02.1976

18566 – SITING OF 1 NO. SINGLE MOBILE CLASSROOM. GRANTED 20.06.90

P/2003/0988 – OVERCLADDING OF FLAT ROOF WITH PITCHED PLASTIC COATING.  
GRANTED 29.09.2003

## **Development Plan**

Wrexham Unitary Development Plan adopted 2005:

The following local planning policies are relevant to this proposal –

PS1, PS2, PS3, PS4 – The Broad Location of Development

GDP1 – General Development Principles

EC12 – Development and Flood Risk

T8 - Parking

## **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 is: ***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 application site area equate to 3.87hctrs and is wholly within the existing school boundary.

b. **Cumulative effect** – The impact of the development is considered in the context of the locality. The proposal consists of the improvement of existing facilities and for the removal of the existing junior school building. The development will be carried out wholly within the existing site boundary.

c. **Use of natural resources** – No significant use of natural resources other than normal construction processes.

- d. **Waste** – Normal waste generated by the construction process and also by the normal operating procedure of the school building. No waste generation of more than local significance is expected.
- e. **Pollution and nuisance** – short term noise, emission and dust in association with construction practices. Longer term nuisance restricted to normal school operating practices, but none of more than local significance.
- f. **Risk of accidents** – Construction would be controlled through normal Health and Safety legislation and good site management. Increase in traffic will be considered through the normal application of highway safety standards.

### Location of the Development

- a. **Land use** – located on the existing school boundary within the defined settlement limit. The land is bounded by existing residential development and informal public open space.
- b. **Local natural resources** – There will be no significant loss of natural resources.
- c. **Absorption capacity** – Bearing in mind the locality it is noted that: -
- the site has previously been developed for the same purpose and has previously benefitted from planning permission;
  - the site is not a wetland;
  - it is not on the coast;
  - it does not relate to a mountain, forest, park or nature reserve;
  - it does not sit within any European nature conservation designation;
  - it does not affect any landscapes of historical, cultural or archaeological significance.

### Characteristics of Potential Impacts

- a. **Extent** – Direct impacts are limited to the site and immediate local area in terms of traffic, air quality, noise, scale and ecological issues.
- b. **Transfrontier impacts** – None.
- c. **Magnitude and complexity** – Activities are straightforward.
- d. **Probability** – Likely effects are clearly definable and limited to the development. Impacts can be addressed and controlled effectively by planning conditions.
- e. **Duration, frequency and reversibility** – Effects would be for the life of the development.

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:

23/1/14

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*