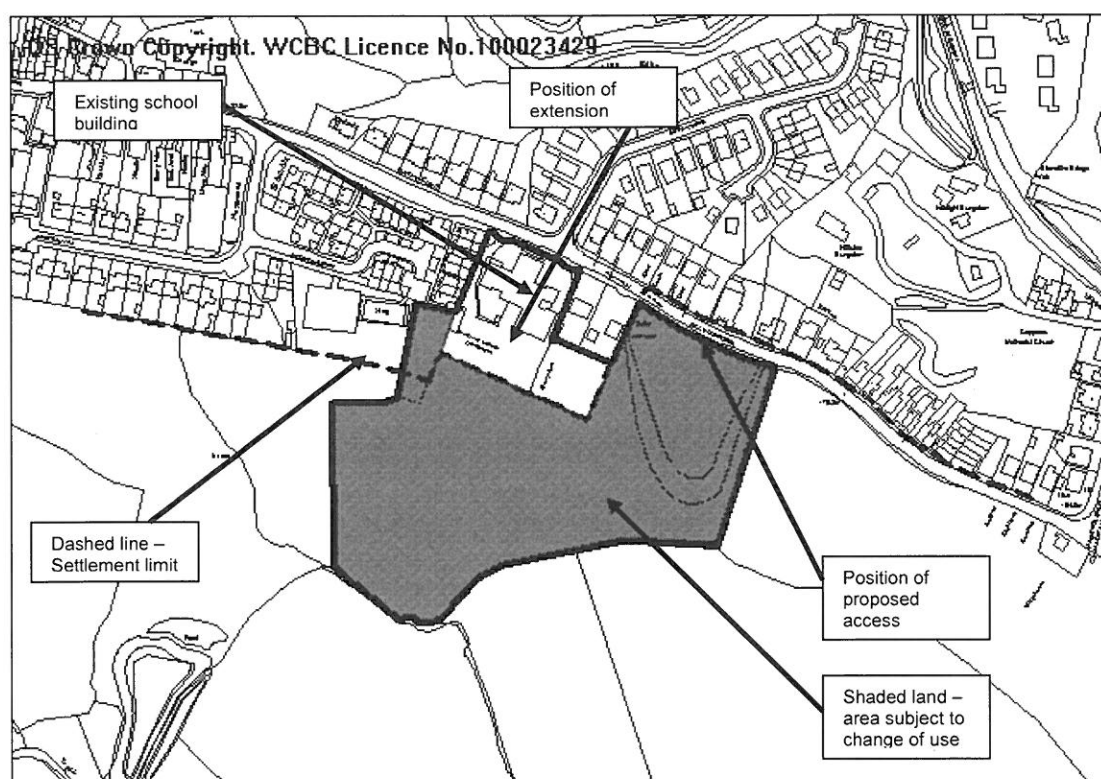


Town and Country Planning (Environmental Impact Assessment)
(England and Wales) Regulations 1999

SO/2014/002

SCREENING OPINION FOR PRE-APPLICATION PROPOSAL
P/2013/0614

Site



The Proposal

Planning permission is sought to extend the existing school building to provide additional classroom accommodation, Multi Use Games Area (MUGA), change the use of adjoining agricultural land to form part of the school grounds to form car parking and playing field and also the provision of a new vehicle and pedestrian access onto Copperas Hill. The proposal is required in order to relocate the existing Penycae Junior School to the site and to provide shared outdoor facilities and improved car parking provision.

The Location

As above.

Relevant History

19180	Alterations and extensions to existing buildings to provide 150 infants and 25	Allowed	23/7/1991
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	nursery pupils		
20025	Siting of 1 no. double and 3 no. single mobile classrooms, 1 no. mobile toilet block and 1 no. office block for teaching accommodation	Granted	1/2/1992
21035	Change of use from nursery unit to single dwelling (bungalow) and construction of new vehicular and pedestrian access	Granted	8/3/1993

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 3.09hctrs. The built development is proposed within the existing school boundary. The change of use of agricultural land is proposed to facilitate playing field and car parking provision.

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 change

of use of existing agricultural land. The loss of agricultural land is not considered detrimental as the development in this area is considered reversible.

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** – Built development located on the existing school boundary within the defined settlement limit. The land is bounded by existing residential development and agricultural land. The development on the agricultural land is considered reversible.

b. **Local natural resources** – There will be no significant loss of natural resources. The land subject to the change of use is in a minerals protection zone (sand and gravel) but the use of the land is not considered to sterilise these 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