
Land South of Holt Road, Wrexham

Environmental Impact Assessment Screening Report

November 2017

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Environmental Impact Assessment Screening Report

Prepared on behalf of Bloor Homes North West and Barratt Homes

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Barton Willmore LLP
7 Soho Square
London
W1D 3QB

Tel: 020 7446 6888



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1 INTRODUCTION

1.1 This report has been prepared by Barton Willmore, Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants, on behalf of Bloor Homes North West and Barratt Homes (the Applicants). The report accompanies a request to Wrexham County Borough Council (WCBC) to adopt a screening opinion to determine whether the proposed development of up to 600 dwellings on land to the south of Holt Road, east of Wrexham, constitutes EIA development.

1.2 This report reflects the requirements of the *Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017*¹ (the “EIA Regulations”) and in accordance with Regulation 6 of the EIA Regulations, this report contains:

- *A plan sufficient to identify the land;*
- *a description of the development, including in particular:*
 - (i) *a description of the physical characteristics of the development and, where relevant, of demolition works;*
 - (ii) *a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
- *a description of the aspects of the environment likely to be significantly affected by the development;*
- *a description of any likely significant effects. to the extent the information is available on those effects, of the proposed development on the environment resulting from—*
 - (i) *the expected residues and emissions and the production of waste, where relevant; and*
 - (ii) *the use of natural resources, in particular soil, land, water and biodiversity; and*
- *such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.*

¹ SI 2017/567 (W.136)

Requirement for EIA

- 1.3 In order to determine whether the proposed development is 'EIA development', regard must be had for the EIA Regulations. EIA development is defined by the EIA Regulations as development:

"likely to have significant effects on the environment by virtue of factors such as its nature, size or location".

- 1.4 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

- 1.5 In deciding whether a Schedule 2 development is EIA development, Regulation 5(8) states:

Where a local planning authority or the Welsh Ministers have to decide under these Regulations whether Schedule 2 development is EIA development, the authority or the Welsh Ministers must take into account in making that decision—

(a) any information provided by the person minded to carry out development;

(b) the available results of other environmental assessments carried out pursuant to Union legislation other than legislation implementing the requirements of the Directive; and

(c) such of the selection criteria set out in Schedule 3 as are relevant to the development.

- 1.6 In order to allow WCBC to determine the need for EIA this report provides a description of the site and proposed development, a completed EIA Screening Checklist, and a site location plan at Appendix 1.

2 SITE AND PROPOSED DEVELOPMENT

Site Context

- 2.1 The site is located north-east of the town of Wrexham, within the administrative boundary of WCBC. The northern boundary of the site is Holt Road (A534), which provides direct access to the centre of Wrexham. Beyond this, lies Wrexham Golf Course and then a large quarry area and extensive agricultural land. The eastern boundary of the site borders arable fields beyond which lies Sandy Lane and Clays Touring and Leisure Park and Clays Golf Course. The northern section of the eastern boundary consists of a Ready Mixed Concrete plant located in an historic quarry area. Bryn Estyn Road forms the southern boundary of the site, beyond which is Wrexham Rugby Club, a single residence, the Erilas Victorian Garden, and the Erilas Centre with agricultural land beyond. Established residential properties form the western boundary of the site which can be accessed from the A534.
- 2.2 In the north-west corner of the site is Tyn-twill Farm which is located adjacent to the western site boundary. In addition, Bryn Estyn Court lies immediately adjacent to the southern boundary, on the north site of Bryn Estyn Road.
- 2.3 Along the southern boundary of the site are field entry points accessed from Bryn Estyn Road.

Site Description

- 2.4 The site (Appendix 1) extends to circa 29 hectares (ha) and is approximately rectangular in shape. The site is currently in agricultural use and consists of seven separate fields. Internal field boundaries are mainly hedgerows or tree-lined. Four separate and interconnecting electricity lines cut across the site.
- 2.5 A drainage ditch enters the site from the north-west corner and runs along in an eastern direction across the north-western section of the site. The drainage ditch ends at a wooded area at a junction of three field boundaries, just south of the A534 roundabout. Another drainage ditch enters the site from the north-east corner and runs along the northern boundary of the site for a short distance.
- 2.6 The topography of the site overall, is undulating and falls towards the north-east boundary by approximately 10m.

Proposed Development

- 2.7 The proposed development comprises up to 600 new homes across circa 29ha, located north-east of the town of Wrexham. The proposed primary access for the development is from the south side of A534/A5156 roundabout.

Mitigation

- 2.8 A number of mitigation measures have been considered to be part of the proposed development. This includes adherence to best practice measures during the construction phase, such as through a Construction Environmental Management Plan (CEMP).

3 SCREENING ASSESSMENT

Introduction

- 3.1 In determining whether the proposed development constitutes EIA development, consideration should be had to the following:
- If the proposed development is of a type listed in Schedule 1;
 - If not, whether it is listed in Schedule 2;
 - Is it located within a sensitive area;
 - It meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
 - Would it lead to likely significant effects on the environment.
- 3.2 These points are explored further in this section with reference to the EIA Regulations.

Schedule 1 Projects

- 3.3 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

- 3.4 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.
- 3.5 Sensitive Areas are defined in the EIA Regulations as:
- Sites of Special Scientific Interest and European Sites;
 - National Parks, the Broads, and Areas of Outstanding Natural Beauty;
 - World Heritage Sites and Scheduled Monuments.
- 3.6 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular location, regard should also be had to whether any national or internationally agreed

environmental standards (e.g. air quality) are already being approached or exceeded.

- 3.7 The proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects'. The site is not located in a sensitive area and therefore the thresholds should be applied. The thresholds for residential developments as set out in Schedule 2 relate to developments that "*include more than 150 dwellings or the overall area of the development exceeds 5 hectares*". The proposed development at Holt Road, Wrexham is for up to 600 units, which exceeds the threshold, as does the area of development at circa 29ha. Accordingly, this screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects. In order to achieve this Schedule 3 of the EIA Regulations need to be taken into account.

Schedule 3

- 3.8 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- the size and design of the whole development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- the risks to human health (for example, due to water contamination or air pollution).

Location:

- The existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- The absorption capacity of the natural environment.

Potential Impact:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- the nature of the impact;
- the transboundary nature of the impact;
- the intensity and complexity of the impact;
- the probability of the impact;
- the expected onset, duration, frequency and reversibility of the impact;
- the cumulation of the impact with the impact of other existing and/or approved development;
- the possibility of effectively reducing the impact.

Consideration of Cumulative Effects

- 3.9 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

“each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”

- 3.10 The Applicants are not aware of any current planning applications within the surrounding area which could result in the potential for cumulative effects with the proposed development.

Welsh Office Circular 11/99 EIA

- 3.11 Paragraphs 043 and 044 of Welsh Office Circular 11/99 EIA, provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely.
- 3.12 Table 2 sets out a review of all of the above criteria and requirements and specifically addresses the proposed development at the site.

Table 2: Screening Assessment for Development on Land south of Holt Road Wrexham

SCREENING CRITERIA	PROPOSED DEVELOPMENT
1. CHARACTERISTICS OF THE DEVELOPMENT	
(a) Size of the development	
Will the development as a whole be out of scale with the existing environment?	The site is a currently undeveloped, agricultural site located north-east of the town of Wrexham, adjacent to land with established residential development. The proposed development would provide up to 600 new dwellings. In light of this context the development, while a change of land use, would not be out of context with existing development.
Will the design of the development as a whole fit in with the existing environment?	The proposed development would be expected to be developed in a similar context to the surrounding established dwellings to the west of the site. As the land is currently in agricultural use, the development will include a robust scheme of landscaping to minimise visual impacts.
Will it lead to further consequential development or works?	No. The proposed development is a discrete proposal and includes all necessary works, including access.
(b) Accumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	No committed developments have been identified in the vicinity of the proposed development which could give rise to likely significant cumulative effects.
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	No. The proposed development is a discrete project and could proceed independently.
(c) Use of natural resources	
Will construction or operation of the development use natural resources such as land, water, material or energy, especially any resources which are non-renewable or in short supply?	The proposed construction and operational phases of the development will use resources in terms of land, water and energy as would be expected for a residential development.
(d) Production of waste	
Will the development produce wastes during construction or operation or decommissioning?	Construction waste would be reused and recycled where possible. Operational waste would be disposed of in line with WCDC requirements and managed in accordance with all applicable legislation.
(e) Pollution and nuisances	
Will the development release any pollutants or any hazardous, toxic or noxious substances to air?	During the construction phase of the proposed development, dust would be generated. Dust generation would be managed in accordance with standard best practice measures, enforced through a construction environmental management plan (CEMP) and is not anticipated to generate significant adverse effects. There would be emissions associated with plant and vehicles during the construction phase and from vehicles during the operation of the proposed development. The number of vehicles travelling to and from the site during the operational phase would be associated with up to 600 dwellings. The proposed development is of residential use which is not associated with hazardous substances or toxic emissions to air. There is not anticipated to be a requirement to store large volumes of hazardous

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	materials. Any such materials would be stored and handled in accordance with relevant legislation.
Is there a potential risk from leachates or escape of wastes or other products/by-products that may constitute a contaminant in the environment?	Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction or operational phases of the proposed development. The land uses proposed are not highly contaminative and it is not expected that there is a high risk of contaminants being released into the environment.
Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	The potential exists for noise effects to result from the construction processes associated with the proposed development. These effects will be managed in accordance with best practice measures, implemented through the CEMP and are not anticipated to generate significant adverse effects. Lighting would be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) (2011) Guidance Notes for the Reduction of Obtrusive Light. No electromagnetic radiation, heat or energy releases are expected other than those associated with normal residential development.
Will the development 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?	Hydrocarbons will be used as part of the construction phases of the development. This would involve plant and vehicle fuel and lubricants. Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases. Sustainable drainage would be considered and appropriate drainage design would be included within the planning application documents including the Flood Risk and Surface Water Drainage Assessment.
(f) Risk of major accidents and/or disasters, including those caused by climate change and also having regard in particular to substances or technologies used	
Will there be a risk of accidents during construction or operation of the development which would have effects on people or the environment?	During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of accidents during operation because the proposed development does not involve users dealing with hazardous substances.
Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?	During the construction phase, certain materials may be present on the site which may be harmful to the environment. However, it is considered that through the implementation of appropriate environmental control measures in line with the relevant legislation there will be no significant environmental effects. The operational development is not expected to involve the use, transport or production of substances or materials which could be harmful to the environment.
(g) Risks to human health	
What are the risks to human health such as from water contamination or air pollution?	During the construction phase of the proposed development, dust would be generated. However, dust generation would be managed in accordance with standard best practice measures, enforced through a

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	CEMP and is not anticipated to generate adverse effects to human health. Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases, as detailed further in the Flood Risk and Surface Water Drainage Assessment.
Other characteristics	
Potential physical changes (topography, land use, changes in water bodies etc) from construction, operation or decommissioning of the development?	The principal land use will change from undeveloped agricultural land to land used for residential purposes. There would be changes to the site during the construction phase. There are currently two ditches and a pond (currently dry) on the site and these will be incorporated into the drainage design proposals.
2. LOCATION OF THE DEVELOPMENT	
(a) Existing and approved land use	
Are there existing land uses on or around the location which could be affected by the development, e.g. residential, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?	The site is currently in agricultural use. The land to the west comprises residential development with the remaining land predominantly open agricultural land with road infrastructure. There are golf courses to the north and south of the site, and a concrete batching works to the east however the proposals would not be expected to significantly affect these features.
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	The site comprises agricultural land.
(b) Relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground*	
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development? • soil • land • groundwater resources • surface waters • biodiversity • forestry • agriculture • fisheries • tourism • minerals	The site is currently used for agricultural purposes. The majority of the site would be built on for up to 600 dwellings, the remainder of the development will be open space and landscaping. According to the Natural Resources Wales website, the site is located within Flood Zone 1 and is at low risk of flooding from rivers and the sea. The site is not located within a groundwater Source Protection Zone (SPZ). Immediately adjacent to the eastern boundary of the site, the agricultural land is within a Zone 3 SPZ. The site is within a mineral safeguarding area for sand and gravel extraction for commercial use. Assessment undertaken by the Applicants has concluded that the mineral is not of commercial value/use. None of the other features are present in or adjacent to the site.
(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, which could be affected by the development?	There are no statutory designations within or adjacent to the site i.e. there are no Scheduled Monuments, Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest (SSSI), National Parks, Registered Battlefields, Registered Historic Parks and Gardens, Special Areas of Conservation, Special Protection Areas, or Ramsar Sites. Shropshire Hills AONB is 45km to the south of the site, which is a significant distance and would not be affected directly or indirectly by the proposed development.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	The nearest protected feature is a listed building at 93 Dear Road to the north east. Wat's dyke is the closest Scheduled Monument, located 2.8km west of the site boundary. Another 4 Scheduled monuments are located within 5km of the site boundary. The closest SSSI is located 2.6km north of the site boundary. A further 4 SSSI lie within 5km of the site boundary. Midland Meres and Mosses Phase 2 is the closest Ramsar site to the development boundary; 1.9km north of the site, along with Vicarage Moss SSSI. The nearest Special Areas of Conservation (SAC) is the River Dee and Bala Lake which is found 6km east of the site. Another two SACs are located within 10km of the site. The closest Conservation Area is in the centre of Wrexham, 3km west of the site boundary. There is a World Heritage Site; Pontcysyllte Aqueduct and Canal located 12.7km south-west of the site boundary. A registered battlefield is located 2.6km south-west of the site boundary at Wrexham Church, in the centre of the town.
Are there any other areas on or around the location which are important or sensitive for reasons of: • Wetlands, riparian areas, river mouths; • coastal zones and the marine environment; • mountains and forest areas; • nature reserves and parks; • European sites and other areas classified or protected under national legislation; • Areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; • Densely populated areas; • Landscapes and sites of historical, cultural or archaeological significance.	None identified, see row above. The site is not located within, or in proximity to any Air Quality Management Area.
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?	As agricultural land the biodiversity of the site is expected to be low with the exception of hedgerows and trees around the site. An Ecological Assessment has been undertaken and will be submitted with the planning application. The conclusions of the ecological appraisal identified that that development could be accommodated with respect to ecological matters by adopting relatively simple design principles and providing mitigation/compensation for great crested newts.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
Are there any inland, coastal, marine or underground waters on or around the location which could be affected?	According to the Natural Resources Wales website, the site is located within Flood Zone 1 and at low risk of flooding. The site is not located within a groundwater SPZ. Immediately adjacent to the eastern boundary of the site, the agricultural land is within a Zone 3 SPZ. No other water bodies would be expected to be significantly affected by the proposed development.
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	The site is not located within a groundwater SPZ. Immediately adjacent to the eastern boundary of the site, the agricultural land is within a Zone 3 SPZ.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	The site is not located within an AONB and is 45km to the north of the Shropshire hills AONB. This is a significant distance away from the site so that the new development would not directly affect the AONB. The closest Local Nature Reserve is Alyn Waters which is located 4.4km north-west of the site boundary. There are no other features of landscape importance on or adjacent to the Site.
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?	The A534 Holt Road is located immediately north of the site which provides an important route for vehicles to gain access into the centre of Wrexham and Wrexham Industrial Estate. Sandy Lane is located to the east of the site which provides access to Clays Golf course. Bryn Estyn Road runs immediately south of the site and provides another access route into the centre of Wrexham. There is a shared footway/cycleway which runs east to west just north of the northern site boundary. There is a pedestrian/cycle connection from the existing residential estate to the west of the site to Bryn Estyn Road.
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	The construction phases of the proposed development would involve changes to traffic movements (e.g. use of HGVs). There is likely to be an increased number of vehicles using the local road network once the proposed development is operational. A Transport Assessment would be submitted in support of the planning application.
Is the development in a location where it is likely to be highly visible to many people?	The potential for local views of the site exists from adjacent and nearby roads and public rights of way, and, on completion, will be visible to residents of the consented development immediately to the west of the site. A landscape assessment will be submitted with the planning application which will address local and, where appropriate, long distance views.
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	The closest feature is a listed building at 93 Dean Road. The nearest Scheduled Monument is Wat's Dyke located 2.8km west of the site boundary.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	A registered battlefield is located 2.6km south-west of the site boundary at Wrexham Church, in the centre of the town. There is a World Heritage Site; Pontcysyllte Aqueduct and Canal located 12.7km south-west of the site boundary. However, this is a significant distance away and this proposed development will not impact this historical importance. It is expected therefore that no features of historic importance will be significantly affected by the proposed development. However, an archaeological desk based assessment will be prepared and submitted with the application.
Are there any areas on or around the location which are densely populated or built up, which could be affected?	Wrexham, a town of approximately 61,600 people is located to the west of the site. Noise from the development is likely to arise during the construction stage from construction plant; however, this would be managed in accordance with standard procedures. On completion of the development the main source of noise would be from traffic from residential and users of the development; however, this will be small scale and where necessary will be addressed at the detailed design stage to mitigate any potential effects. A Noise Assessment will accompany the planning application.
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?	The site is not located within an Air Quality Management Area (AQMA).
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	According to the Natural Resources Wales website, the site is located within Flood Zone 1 and at low risk of flooding. A Flood Risk and Surface Water Drainage Assessment will be submitted in support of the planning application. The site is not located within a groundwater SPZ. Immediately adjacent to the eastern boundary of the site, the agricultural land is within a Zone 3 SPZ. The site is not located within an AQMA. The site is not considered susceptible to any other hazards.
CHARACTERISTICS OF THE POTENTIAL IMPACT	
(a) Extent and nature of the impact	
Will the effect extend over a large area?	No. This is confined to the site (circa 29ha) and the land immediately adjacent.
Will many people be affected?	Residents adjacent to the site will be affected by the proposed development during the construction phase. Adverse effects would be minimised through the implementation of a CEMP. It is considered that people would not be significantly affected by the proposed development once operational.

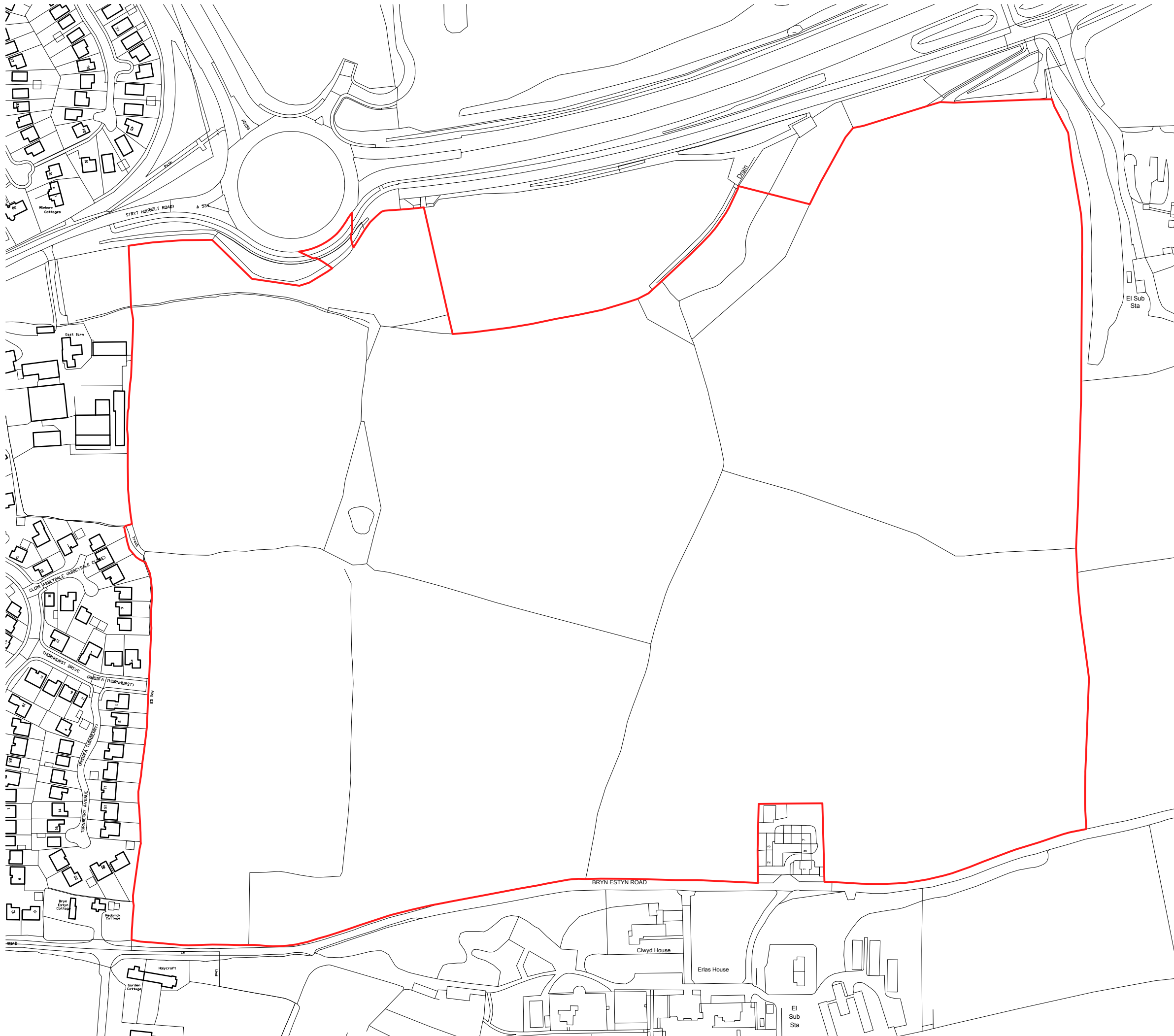
SCREENING CRITERIA	PROPOSED DEVELOPMENT
What will be the nature of the impact?	Short term visual impact; increase in HGV traffic movements and increase in noise, particularly during site construction; minor impacts upon air quality from additional traffic movements and upon biodiversity.
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (n.b. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Secretary of State to check Environmental Statements to decide whether there is likely to be such an effect in each case).	No.
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No.
Will the effect be unusual in the area or particularly complex?	No.
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	This is considered to be unlikely. An ecological appraisal will accompany the planning application.
Will valuable or scarce features or resources be affected?	The site is within a mineral safeguarding area for sand and gravel extraction for commercial use. Assessment undertaken by the Applicants has concluded that the mineral is not of commercial value/use.
Is there a risk that environmental standards will be breached?	No.
Is there a risk that protected sites, areas, and features will be affected?	No.
(d) Probability of the impact	
Is there a high probability of the effect occurring?	The effects of the proposed development can be clearly established, and the probability of any effects determined with reasonable confidence.
Is there a low probability of a potentially highly significant effect?	As above.
(e) Expected onset, Duration, frequency and reversibility of the impact	
What will result in the onset of the impact?	Development will commence following the discharge of pre-commencement conditions attached to the planning permission and the issue of any environmental permitting.
Will the effect continue for a long time?	Construction effects would be short term in duration and the operational effects would be long term.
Will the effect be permanent rather than temporary?	Construction effects would be temporary and the operational effects would be permanent.
Will the impact be continuous rather than intermittent?	Construction – intermittent Operation – continuous
If intermittent, will it be frequent rather than rare?	Frequent.
Will the impact be irreversible?	Construction – Yes Operation – No
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No.
(f) Possibility of effectively reducing the impact	
What is the possibility of the likely impacts arising from the Proposed Development being effectively reduced?	Well understood, standard mitigation measures will be incorporated into the proposed development and a high level of confidence can be placed in the mitigation measures proposed.

4 CONCLUSION

- 4.1 The screening assessment has considered whether the proposed development of up to 600 residential dwellings and open space on land south of Holt Road, Wrexham, would result in likely significant effects on the environment.
- 4.2 The proposed development falls within Schedule 2, 10 (b) of the EIA Regulations, as an urban development project. The site is not located within a sensitive area as defined by the EIA Regulations but it falls above the indicative criteria and screening thresholds at more than 5 hectares in area. The Applicants are not aware of any current planning applications within the surrounding area which could result in the potential for cumulative effects with the proposed development.
- 4.3 The screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The effects of the development could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.
- 4.4 The planning application will be supported by a suite of environmental reports, including the following:
- Flood Risk and Surface Water Drainage Assessment;
 - Ecological Assessment;
 - Land Contamination Assessment;
 - Archaeological & Heritage Assessment;
 - Transport Assessment;
 - Noise Assessment;
 - Landscape and Visual Impact Assessment and Landscaping Scheme;
 - Planning Statement;
 - Minerals Resource Assessment;
 - Agricultural Land Quality Report;
 - Welsh Language Impact Assessment
 - Air Quality Report; and
 - Statement of Community Involvement.

APPENDIX 1

SITE LOCATION PLAN



LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN



Canada House, 3 Chepstow Street, Manchester M1 5FW
0161 228 7721 mail@randallthorp.co.uk www.randallthorp.co.uk

KEY:

 Site boundary

Bloor Homes | Barratt Homes Holt Road, Wrexham

Site location

Drwg No: 661B 03
Drawn by: MP
Rev by: -
QM Status: Checked
Scale: 1:2500 @ A3

Date: 09-11-17
Checker: JF
Rev checker: -
Product Status:
Issue