

STAGE 2 – DETAILED EIA SCREENING ASSESSMENT

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
CRITERION 1. CHARACTERISTICS OF DEVELOPMENT		
Question 1(a) Size and design 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.)?	Yes. The site is currently an undeveloped piece of land. The proposal would involve the formation of a compound. Within there will be sited gas fuelled power generation units and associated ancillary equipment. Whilst not specifically detailed in the submitted plans it is reasonable to assume the ground within the compound would be hard surfaced. Whilst this will change the character of the site, it is located within the Wrexham Industrial Estate. Neighbouring land is developed, being occupied by buildings and their curtilages – the latter typically including hard surfaced areas for parking, load/unloading and external storage. In this context the proposals will not result in changes to the locality that are significant in EIA terms.	Unlikely significant.

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Question 1(b) Cumulation with Existing and/or Approved Development		
Are there any other factors which should be considered such as: - consequential development which could lead to environmental effects? - the potential for cumulative impacts with other existing or planned activities in the locality? - any plans for future land uses on or around the location which could be affected by the project? - transfrontier impacts?	Yes. The site is located within an industrial estate, therefore there is the potential for some additional noise and emissions. However when the size of the site and the nature of the proposed development is considered in the context of the wider industrial estate, the additional impacts arising from the development are unlikely to be significant in EIA terms	Unlikely significant.
Question 1(c) Use of Natural Resources, in particular land, soil, water and biodiversity		
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?	Yes. It is reasonable to conclude that water and energy will be used during the construction phase. However the scale of resource use is unlikely to be of more than local significance. Best practice employed during construction can minimise energy and water use. The operation of the development will consume natural gas. The plant is intended to provide power in response to forecast shortfalls in being supplied to the National Grid. The submitted details confirm that	Unlikely significant.

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	there is no requirement for the development to be operated as a base load plant – i.e. it will not operate continuously. It is suggested that plants of this type operate for 3500 hours per year on average – or 40% of the time. Given that 6 gas engines are proposed, it is considered that the level of gas use will not be significant in EIA terms.	
Question 1(d) Production of Waste		
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes. It is reasonable to expected that some solid waste may arise as a result of construction/erection of development. Best practice in minimisation and disposal would be expected, however the scale of the development is small therefore minimal waste expected.	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?	No	n/a
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes. The operation of the gas engines will generate noise. The	Unlikely significant.

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	application is accompanied by a Noise Impact Assessment. This concludes that the proposals are unlikely to have an adverse impact upon the closest receptors.	
Will the Project release pollutants or any hazardous, toxic or noxious substances to air , or lead to risks of contamination of land or water (including surface waters, groundwater, coastal waters or the sea)?	Yes. The combustion of gas in the gas engines will generate emissions. The application is accompanied by Dispersion Modelling Assessment. This concludes that the impacts arising from NO2 and CO2 as well as nitrogen and acid gas are likely to be not significant.	Unlikely significant.
Question 1(f) Risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge		
Will there be any risk of major accidents and/or disasters during construction or operation of the development?	Yes. There is a risk of accidents taking place during construction. However compliance with Health and Safety legislation will ensure that the risks of accidents is minimal. There is also a risk of accidents during operation, however it can reasonably be expected that subject to appropriate monitoring and maintenance, the risk will be minimal.	Unlikely significant.
Question 1(g) Risks to Human Health (for example due to water contamination or air pollution)		

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Will there be any risk to human health during the construction and/or operation of the development	Yes. There is a risk to human health from dust arising from construction works and from accidents on site. However as noted above, using best practice techniques and compliance with Health and Safety legislation means these risk are low. There is also a risk to human health when the plant is operational. However based on the findings of the Dispersion Modelling Assessment and Noise Impact Assessment the impacts are not considered to be significant in EIA terms.	Unlikely significant.
CRITERION 2. LOCATION OF DEVELOPMENT		
Question 2(a) Existing and Approved Land Use		
Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No.	n/a
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.	n/a
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No.	n/a
Is the project located in a previously undeveloped area where there will	Yes. The site is currently	Unlikely significant.

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be loss of greenfield land?	undeveloped, however it is located within the Wrexham Industrial Estate. The principle of developing the site is accepted in UDP policy E4 and the site is also surrounded by developed land. In this context, impact of the proposals are not significant in EIA terms.	
Are there any areas on or around the location occupied by land uses which could be affected by the project, particularly sensitive land uses e.g. hospitals, schools, places of worship, community facilities?	No	n/a
Question 2(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 e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	No.	n/a
Question 2(c) Absorption Capacity of the Natural Environment		
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology, or are used by protected, important or sensitive species of fauna or flora, which could be affected by the project?	Yes. Wrexham Industrial Estate is home to nationally important populations of Great Crested Newts. The development will occupy a portion of a larger land holding. It is therefore possible for compensation habitat to be provided. Furthermore, mitigation measures to avoid adverse impacts upon GCN can be required by condition. Viewed in this	Unlikely significant.

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	context, the impact upon GCN is considered unlikely to be significant in EIA terms.	
Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Yes The site is bounded by Redwither Brook and a water course that flows into it. The site lies partially within Zone C2. Flood risk will be an important material consideration in the consideration of the application, however the risk to the development from flooding or the potential risks of off-site flooding as a result of the development are of a localised nature and not considered significant in EIA terms	Unlikely significant.
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?	Yes. The site fronts onto Bridge Road and is therefore visible to anyone passing along it – which will include all visitors to the Wrexham Industrial Estate, as well as employees businesses in the locality. The proposals will however be viewed in the context of the industrial character of surrounding land uses and therefore the impact will not be significant in EIA terms.	Unlikely significant.

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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 is located within the Wrexham Industrial Estate. As already noted above, the Dispersion Modelling Assessment and Noise Impact Assessment conclude that the proposals will not give rise to significant impacts. The proposals will also be viewed in the context of the industrial character of surrounding land. The impacts upon the wider industrial estate are therefore unlikely to be significant in EIA terms.	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 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 subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions, which could cause the project to present environmental problems?	No	n/a
Has there already been a failure to meet environmental quality standards that is relevant to the project?	No	n/a

Statement of reasons – insert into Screening Direction

The proposals will give rise to noise and emissions, however the Dispersion Modelling Assessment and Noise Impact Assessment indicate that the impacts will not be significant. The development will change the character and appearance of the site, however in the context of surrounding land uses, this change is not significant in EIA terms. There is also the potential for impacts upon GCN, however subject to appropriate mitigation these are unlikely to be significant in EIA terms.

6		Outcome of assessment		
(ii)	If a SO/SD has been provided do you agree with it?	No		
(iii)	Is EIA required?	No		
Outcome		Action		✓
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area but not likely to have significant effects on the environment		Issue direction stating EIA Not Required		
Name and Job Title of Assessor		Matthew Phillips, Interim Head of Planning Policy		
Date of Assessment		20/11/2020		