

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1		Case Details	
A	Appeal case reference		
B	LPA case reference P/2020/0153		
C	LPA Wrexham County Borough Council		
D	Appellant/Applicant BREEDON SOUTHERN LIMITED		
E	Site address BORRAS QUARRY HOLT ROAD LLAN Y PWLL WREXHAM LL13 9SE		
F	Brief description of development APPLICATION FOR VARIATION OF CONDITION NO. 3 IMPOSED UNDER PLANNING PERMISSION P/2003/0579 TO PROVIDE FOR THE IMPORTATION, PROCESSING AND STORAGE OF ROAD PLANNINGS AND THE IMPORTATION AND STORAGE OF PRE COATED CHIPPINGS		
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) 3.4ha		
H	Approval of reserved matters or conditions? If yes, state which one No		
I	If Yes, enter the description of development subject of the related planning permission		
2	EIA Screening Details		
2A	Schedule 1		
	Is the project Schedule 1 development as described in Schedule 1 of the EIA Regulations?		No
	<i>If Yes, under which description of development i.e. Nos. 1 -21? Go to Section 8 and tick Recommended Action 8A/B 'EIA Required'. If No, consider whether project is 'Schedule 2' development below in part 2(B).</i>		
2B	Schedule 2		
(i)	Is the project listed as a description of development under Column 1 of Schedule 2 of the EIA Regulations?		Yes
	<i>If Yes, note under which description of development in Column 1 of Schedule 2 i.e. paragraphs 1-12. If No, go to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. it is not Schedule 2</i>		

	development and is not EIA development. Complete sections 3-5.		
	Paragraph 11b		
(ii)	Does the project change or extend development described in paragraphs 1 to 12 of Column 1 of schedule 2, where the change or extension may have significant adverse effects on the environment?		No
	If Yes, provide reasons for your answer below. Proceed to point (iii).		
	Choose an item.		
(iii)	Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations?		No
	If Yes, state which area and proceed to Section 3, no need to consider thresholds/criteria. If No, proceed to point (iv) below.		
(iv)	Are the applicable thresholds/criteria in Column 2 exceeded / met?		Yes
	If Yes, note which applicable threshold/criteria and proceed to Section 3. If No, proceed to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. it is not Schedule 2 development and is not EIA development. Complete sections 3-5.		
	11(b) the area of the development exceeds 0.5 hectares		
3	LPA		
	All applications including reserved matters/conditions		
(i)	Has the LPA issued a Screening Opinion (SO)?		No
(ii)	Have the Welsh Ministers issued a Screening Direction (SD)?		Choose an item.
(iii)	If Yes to either, is a copy of the SO/SD on the file? Note which one.		Choose an item.
(iv)	If Yes, is the SO/SD positive i.e. EIA is required?		Choose an item.
4	Reserved Matters/Conditions Applications Only		
(i)	Was the original planning permission subject to EIA screening?		Choose an item.
(ii)	Was a SO/SD issued for the original planning permission?		Choose an item.
(iii)	If Yes, is a copy of the SO/SD for the original planning permission on file?		Choose an item.
5	Environmental Statement (ES)		
	Has the applicant/appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No

Is a detailed screening assessment (Sections 6) required?

If Yes has been answered in response to either 2B(iii) or 2B(iv), send to relevant team to undertake detailed screening assessment.

If No has been answered for both questions, or the questions are not applicable, proceed to Section 7.

7	Options	
Assessment		Recommended Action
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.		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.
		✓

Sign-off	
Signature	David Williams, Planning Control Manager
Date	March 2020

STAGE 2 – DETAILED EIA SCREENING ASSESSMENT P/2020/0153 Borrás Quarry

5	Questions to be considered	Detailed Screening Questions	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?
		Yes/No/Unknown – provide description	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.)?		No. The site is within an active quarry and has been used in the past for similar purposes with planning permission. The scale of the proposal, particularly taking into account the site context and proximity to the built up area of Wrexham is not considered significant in EIA terms.	Significant effect unlikely .
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?		No.	n/a
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. There will be a requirement for materials for construction. There will also be on-going use of resources once the site is occupied. However	Significant effect unlikely .

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.	
	the scale of development is such that the resource use is not considered to be significant in EIA terms.		
Question 1(d) Production of Waste			
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes. Solid waste is likely to be generated during construction. It is however realistic to conclude that the use of best practice techniques will be employed by site contractors to minimise the generation and disposal of waste. The occupation of the site will also generate solid waste, however this would be subject to the Council's kerbside collection recycling scheme. Given the nature and scale of the development, the generation of solid wastes is not considered significant in EIA terms.	Significant effect unlikely .	
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. Given the nature of the development it is considered unlikely that such materials will be used, stored, transported, handled or produced either during construction or once the site is occupied.	n/a.	

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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.	
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?		Yes. Noise and vibration is likely to occur during construction and operation. However the effects would be localised and time limited. Given the nature of the development, the occupation of the site is unlikely to generate significant levels of noise.	Significant effect unlikely .
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)?		No, given the nature of the development.	n/a
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?		There is a risk of accidents during site construction. The risks are considered to be localised and would be minimised by adoption of best practice techniques by site contractors. The occupation of the site is not considered likely to pose a risk of major accidents or disasters.	Significant effect unlikely .
Question 1(g) Risks to Human Health (for example due to water contamination or air pollution)			
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	Significant effect unlikely .

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.
		with Health and Safety legislation means these risk are low.	
	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.	Significant effect unlikely .
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?		Yes. Public rights of way 12 runs to the east of the site. It can be reasonable expected that the routes of the footpaths will be taken into account when finalising the layout and design of the site to ensure the routes can continue to be used. The effects would, in any case be localised and would not impact upon recreation in at wider context.	Significant effect unlikely .
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?		The proposal has the potential to increase traffic on the A534 and Wrexham Industrial estate link road, but the effects of additional traffic will be localised and would not be significant in a wider context.	Significant effect unlikely .
Is the project located in a previously undeveloped area where there will be loss of greenfield land?		No.	Significant effect unlikely .
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?		Yes. There are dwellings to the east and south of the. The site is physically separated from other	Significant effect unlikely .

5		Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely to be 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.	
	residential development by the quarry boundaries and screen planting. The effects are not considered significant in EIA terms given the nature of the proposed development.		
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?	Part of the site lies within area subject to UDP policy MW9 : Protection of Mineral resources.	Significant effect <u>unlikely</u> .	
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?	The site lies approximately 2km from statutory ecological sites. Provided surface water is effectively managed by way of a SuDS scheme, it is also considered unlikely that significant pollution would occur that would harm the SSSI. There is potential for the site to be occupied/used by Great Crested Newts and bats. The development would result in a degree of habitat loss, however this could be off-set by mitigation secured via a planning permission. The impact upon protected species could also be		Significant effect <u>unlikely</u> .

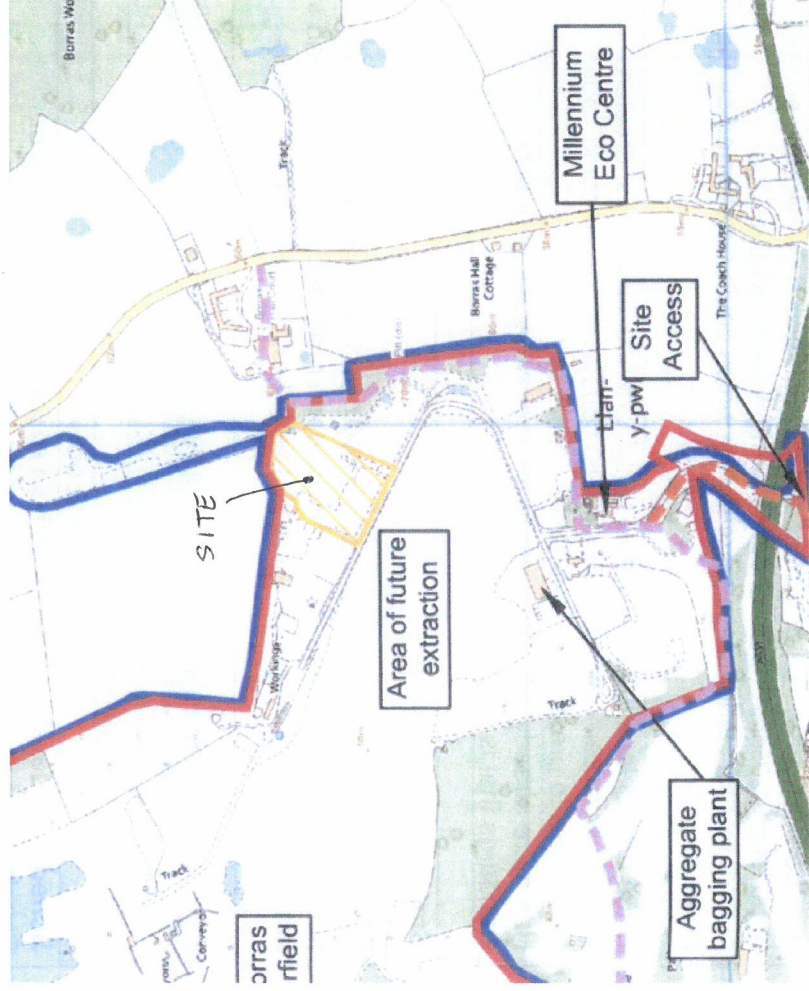
5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?
		State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	minimised/avoided by good design and by the implementation of appropriate measures during construction, secured by condition. The potential for impacts upon protected sites and species is not considered 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?	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 is not highly visible and would be viewed in the context of the existing built up area of Wrexham.	Significant effect unlikely .
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	No.	Significant effect unlikely .
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No. There are no scheduled monuments or listed buildings within the site. Borras hall to the east is a grade II listed building. The development is unlikely to directly impact upon their fabric and character or harm its setting.	Significant effect unlikely .

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
		State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
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. Whilst the development will generate traffic, the level of growth and any additional emissions are not considered to be significant in EIA terms.	Significant effect unlikely.
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

The proposal will result in the loss of BMV land, will have an urbanising effect on a currently greenfield site and will increase traffic on the local highway network. It has the potential to impact upon protected species and lead to the sterilisation of mineral resources. The impacts are however localised and are not considered to be of scale that would result in significant effects.

6	Outcome of assessment	
(ii)	If a SO/SD has been provided do you agree with it?	N/A
(iii)	Is EIA required?	No
Outcome Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area but not likely to have significant effects on the environment		Action Issue direction stating EIA Not Required
Name and Job Title of Assessor	Simon Greenland Planning/Enforcement Officer	



Location plan of quarry with application site shown hatched yellow.