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ENQ/2019 /0271
08/11/2019
Matthew Phillips
01978 298780
matthew.phillips@wrexham.gov.uk

Dear Sir,

Town and Country Planning Act 1990

SCREENING OPINION REQUEST
LAND AT STANSTY LANE CHAIN ROAD, MOLD ROAD, WREXHAM.

The above development falls within the scope of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. I have therefore completed an Environmental Impact Assessment Screening Opinion.

Having considered the details submitted as well as advice contained within Welsh Office Circular 11/99 I can confirm that the development will not need to be subject to an Environmental Impact Assessment. A copy of the screening opinion is enclosed with this letter.

Yours faithfully,



Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1	Case Details	
A	Appeal case reference	
B	LPA case reference ENQ/2019/0271	
C	LPA Wrexham County Borough Council	
D	Appellant/Applicant Russell Homes	
E	Site address Land off A541 Mold Road and Stansty Chain Road Wrexham	
F	Brief description of development Residential development of 455 dwellings	
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) 21.67ha	
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 development and is not EIA development. Complete sections 3-5.</i>	

(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
	<i>If Yes, provide reasons for your answer below. Proceed to point (iii).</i>	
	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
	<i>If Yes, state which area and proceed to Section 3, no need to consider thresholds/criteria. If No, proceed to point (iv) below.</i>	
(iv)	Are the applicable thresholds/criteria in Column 2 exceeded / met?	Yes
	<i>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.</i>	
	10 (b) (iii) the development includes more than 150 dwellings and overall area of the development exceeds 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.

Sign-off

Signature	David Williams, Planning Control Manager
Date	08/11/2019

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 use of land will change for agricultural to residential. The character of the land will be permanently altered from greenfield to built up. Whilst the change would be comprehensive at site level, 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	Yes. There will be a requirement for materials for construction. There will	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.
non-renewable or in short supply?	also be on-going use of resources once the site is occupied. However the scale of development are 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 unconsidered unlikely that such materials will be used, stored, transported, handled or produced either during construction	n/a.

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.
	or once the site is occupied.	
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. 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. The development will result in a sizeable increase in population of the Gwersyllt East and South Ward (around 22%), the site nevertheless adjoins Wrexham. The development is unlikely to result in any significant change in the demographic structure of the area.	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 Gweryllt no 29 crosses part of the site. Public rights of way Gweryllt nos. 47 and 48 also run parallel to part of the site boundary. 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	The proposal has the potential to increase congestion of the A541	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.
project?	Mold Road/A483 junction to the south of the site as well as adding traffic to roads on the western edge of Wrexham. However the effects of additional traffic will be localised and would not be significant in a wider context.	
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. This is a greenfield site which also contains Best and Most Versatile agricultural land. The latter would be irreversibly lost were the proposal to go ahead. Whilst the changes will be considerable and permanent at site level, the impacts are localised and are not considered significant in a wider context.	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. The site effectively surrounds a residential property and adjoins another residential property. It also adjoins a rural business and associated farmhouse. The site is physically separated from other residential development by the A483. The impact upon the nearest properties will primary be the visual impact arising from the erection of buildings and estate roads on existing fields. The effects are not	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.
	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. Given the proximity to existing dwellings it is unlikely significant exploitation of these sources would be possible. Nevertheless opportunities for prior extraction or extraction during construction would be explored at planning application stage. Sand and gravel are not so scarce that a loss of mineral resources at the site would be significant in the context of exploitable resources available in the County Borough. The loss of potentially exploitable resources is therefore not considered significant in EIA terms.	Significant effect unlikely .
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	The site lies approximately 300m from Gatewen Marsh, a SSSI. It is unlikely that the development would	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.
by the project?	have a direct impact upon the SSSI, being separated from it by highways and fields. 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 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	No	n/a

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.
around the location which could be affected by the project?		
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?	The site is adjacent to two highways and is visible to anyone passing along them. However in a wider landscape context, 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?	The site is close to existing residential properties and adjoins to highways. The development will inevitably change the character of the site and would project the built up area of Wrexham into the countryside. However scale of the development is such that the urbanising effects would be localised and therefore not significant in EIA terms.	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. Lower Stansty Farm, and Stansty Park, both grade II listed building lies approximately 130m and 350m respectively to the north of the sited. Gatewen Hall, grade II	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.
	listed lies over 600m to the west. There are also a number of listed buildings to the east within the built up area of Wrexham, notably the Glyndwr University campus buildings which are grade II. Given the degree of separation from these listed buildings the development is unlikely to directly impact upon their fabric and character or harm their setting.	
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?	The adjacent A483 highway is subject to speed restrictions in order to limit nitrogen dioxide emissions. 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		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, Planning Control Lead Officer	
Date of Assessment		4/11/2019	