

Our Ref: 2019.011.001

Your Ref:

Dave Sharp
Wrexham County Borough Council
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Wrexham
LL11 1AY

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SENT BY EMAIL ONLY TO: Dave.Sharp@wrexham.gov.uk
David.Williams@wrexham.gov.uk

3rd October 2019

Dear Mr Sharp,

Re: Proposed residential development at land off A541 Mold Road and Stansty Chain Road, Wrexham

Request for Screening Opinion under Regulation 6 of the Town and County Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

We are writing on behalf of Russell Homes to formally request an EIA Screening Opinion from Wrexham County Borough Council (WCBC) in respect of a proposed residential development at land off A541 Mold Road and Stansty Chain Road, Wrexham.

The site is proposed to be allocated for residential development within the emerging Wrexham Local Development Plan (2013 – 2028) and an outline planning application is now being prepared for up to 455 residential dwellings.

Please take this letter as a formal request under Regulation 6 (1) of the Town and County Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (the 'EIA Regulations'), for a Screening Opinion from WCBC as to whether the proposal is to constitute EIA development.

In accordance with Article 2 (1) of Directive 2011/92/EU (as amended by 2014/52/EU) and the aforementioned EIA Regulations, an EIA is required if the proposed development is deemed likely to have significant effects on the environment.

This specific development should be screened under Schedule 2 (10, b) of the EIA Regulations, as it comprises an 'urban development project' of more than 150 dwellings and is over five hectares in area.

Information requirements

Regulation 6 (2) of the EIA Regulations requires the following information to be provided:

- (a) a plan sufficient to identify the land;
- (b) 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;
- (c) a description of the aspects of the environment likely to be significantly affected by the development;



- (d) to the extent the information is available, a description of any likely significant 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
- (e) 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.

The information required under Regulation 6 is set out in the following sections.

A. A plan sufficient to identify the land

A plan showing the site location is enclosed with this letter.

B. Description of the Development

The Application Site

The site is located to the north west of Wrexham Town Centre, east of A541 Mold Road. It comprises two parcels of land located to the south west and north east of Stansty Chain Road.

The site is bounded by A541 Mold Road to the west, the A483 to the south east, a railway line to the north east and agricultural land to the north.

The site is greenfield and is currently in agricultural use, principally for grazing. It predominantly comprises improved grassland with mature trees and hedgerows.

There are no existing buildings on the site. However, there are agricultural buildings, farm shop and residential dwelling located adjacent to the north west of the site, along with two dwellings to the south west of Stansty Chain Road (The Hawthorns and Oakhurst), that are adjacent to the application boundary. Additionally, north of the site there is an access road off Stansty Chain Road to a dwelling (Northcott) and to Lower Stansty Farmhouse, a Grade II listed building.

There are Public Rights of Way (PROWs) running through the north eastern parcel of the site which will be retained as part of the proposed development.

The Proposed Development

The proposed development comprises up to 455 residential dwellings, with associated landscaping, public open space and ancillary infrastructure.

The mature trees within the site are all to be retained. The majority of existing hedgerows will be retained, with some loss for access, with replacement planting for any lost.

An acoustic barrier in the form of a bund, a fence, or a combination of the two will run along the south eastern boundary and the southern-most part of the south-western boundary to mitigate potential noise effects from the A483 and Mold Road. Fences will be appropriately screened with new planting, and the bunds will form part of a landscape design and management strategy.

Vehicular access to the site will be from A541 Mold Road and Stansty Chain Road.



C. Environmental Receptors

Potential environmental receptors that could be impacted by the proposed development include the following, however these are not considered likely to be subject to significant environmental effects:

- Existing residents near to the application site;
- Users of the on-site and near-site PROWs;
- Future residents of the proposed development;
- Existing flora and fauna within or near to the site.

The site is not located within an environmental designation and there are no environmentally designated sites either within or immediately adjacent to the site.

D. Description of environmental effects

The potential effects of the proposed development have been considered taking into account Schedule 3 of the EIA Regulations.

A completed copy of the Planning Inspectorate's Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Screening Matrix¹ is included with this letter to aid the screening process.

As demonstrated within the enclosed matrix, the proposed development is not considered likely to result in significant environmental effects during either the construction or occupied phases. The risk of potentially significant effects during construction can be mitigated using suitable standard construction measures that would be secured through the implementation of a Construction Environmental Management Plan (CEMP).

During occupation, potentially significant effects would be mitigated through the implementation of on-site SuDS, the installation of acoustic barriers adjacent to the A483 (as well as enhanced glazing/ventilation if required), public transport infrastructure provision and off-site highway improvements (if necessary), and new landscaping and habitat provision.

E. Conclusion

Although the proposals must be screened under the EIA Regulations, due to being over 5ha and over 150 dwellings, Circular 11/99² (Environmental Impact Assessment) includes indicative criteria and thresholds for when EIA is likely to be required.

For residential developments, Annex A, paragraph A19 states that: *'development proposed for sites which have not previously been intensively developed are more likely to require EIA if: the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).'*

Although currently undeveloped, the site is located on the edge of an existing urban area, and the proposed development is significantly less than 1,000 dwellings in size. It is not located within a sensitive area and is not important in terms of ecology, landscape or heritage.

¹

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/643241/TCPA_EIA_Screening_Matrix_2017_Regs.pdf

² <https://gov.wales/sites/default/files/publications/2018-11/circular-1199-environmental-impact-assessment.pdf>



The design of the proposed development shall take account of the site's environmental constraints and opportunities and include suitable landscaping and biodiversity enhancements within the proposed green infrastructure.

Potential effects on existing and future residents in terms of noise, air quality, traffic and visual impact are not likely to be significant and will be addressed as part of the planning application, with mitigation measures secured by planning conditions and obligations where necessary.

Wrexham County Borough Council has already considered the site to be suitable for residential development and has proposed to allocate the site for this purpose within the Wrexham Local Development Plan (2013 – 2028).

For the reasons set out in this letter and the enclosed matrix, we do not consider that the proposed development will result in significant environmental effects and therefore, it does not constitute EIA development.

We trust that the enclosed information is sufficient on which to base your formal EIA Screening Opinion, but if you require further information or wish to discuss the content of this letter, then please do not hesitate to contact me.

We look forward to receiving your screening opinion within three weeks from receipt of this letter.

Yours sincerely,

Chris Garratt
Director

For and on behalf of White Peak Planning Ltd.

Cc: Helen Hartley – Russell Homes
Gary Lynch – Russell Homes

Encs: EIA Screening Matrix
Site Location Plan

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (WALES)
REGULATIONS 2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	N/A	Brief description of the project / development	Residential development of up to 455 dwellings, public open space and ancillary infrastructure
Appellant	Russell Homes		
LPA	Wrexham County Borough Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No	
If YES, which description of development (THEN GO TO Q4)		N/a	
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		10 b (ii)	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		No	
If YES, which area?		N/A	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		More than 150 dwellings and over 5ha in area	
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		No	
If yes, is a copy of the SO/SD on the file?		N/A	
If yes, is the SO/SD positive?		N/A	
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No	

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
	Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	The site is predominantly flat, however, it is likely that minor earthworks will be required in order to construct the residential development.	No	Topographical changes across the majority of the site would not be significant. It is the intention that the earth bunds at the eastern boundary shall be constructed using existing on-site material.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	No		N/A	
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No	The site lies partly in an area designated under the Unitary Development Plan as a Mineral Resource Protection Area.	N/A	A Mineral Resource Assessment has been completed for the development site and determined that the site lies partly in an area designated under the existing Unitary Development Plan as a Mineral Resource Protection Area. However, it is not included

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				within the Mineral Safeguarding Area in the emerging Wrexham Local Development Plan (2013 – 2028). Commercial extraction of minerals at the site is not considered viable due to its size and location and proximity to sensitive properties. This is supported by the Council's review of the site in the emerging Local Development Plan (Background Paper 11 Minerals - January 2018) which indicates that commercial extraction of the sand and gravel is considered unlikely and that the extraction of coal is considered unviable.
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	These will be standard waste types associated with a residential development.	No	The site would be served by the Council's standard waste recycling schemes and therefore, likely effects are not considered to be significant.
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Infilled former ponds and field boundaries are present across the site. These are potential sources of alluvial / organic deposits which may be a source of carbon dioxide and methane. During occupation, pollutants will be limited to emissions from future residents' vehicles.	No	The potential sources of ground gas can be appropriately mitigated through the careful design of building materials. An Air Quality Assessment has been undertaken which has found that pollutant levels across the site are below relevant air quality objectives and is therefore, suitable for residential development. In addition, potential air quality

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				effects during occupation were not found likely to be significant.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	There is potential for temporary noise and vibration impacts during construction. During occupation, there is the potential for adverse effects on future residents due to traffic noise from the A483 and A541 Mold Road.	No	The effects of noise and vibration during construction would be temporary and localised. They could be appropriately mitigated using standard construction measures that could form part of a Construction Environmental Management Plan (CEMP) secured by condition. An acoustic barrier will be installed along the boundary of the site with the A483 to mitigate traffic noise to acceptable levels. Other mitigation such as enhanced glazing/ventilation and localised acoustic barriers may also be required subject to detailed noise assessment at reserved matters stage.
3.3 Will the project 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?	Yes	Risk of potential contamination to land and the on-site watercourse during the construction phase.	No	A Phase I Geo-Environmental Site Assessment has been carried out. This identified that due to the largely undeveloped nature of the site, there are limited potential sources of contamination. It also identified that the site is considered to pose a low risk to controlled waters. The risk of contamination during construction could be appropriately mitigated using standard construction measures that could form part of a Construction Environmental Management Plan (CEMP) secured by condition.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
3.4 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	There are no known existing areas subject to pollution or environmental damage. There are no Air Quality Management Areas (AQMA) in Wrexham.	N/A	
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No		N/A	
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No	The site is located within Flood Zone A, which represents little or no risk of fluvial or coastal/tidal flooding. Standard construction mitigation measures would be implemented to avoid adverse effects on residential amenity and human health. Once constructed and occupied, the proposed development would not present a risk to human health.	N/A	

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5. WATER RESOURCES				
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	The closest Main River to the site is the River Gwenfro which is located approximately 1km to the southwest of the site. The River flows from west to east towards the centre Wrexham. There is limited potential for groundwater flooding.	No	A Flood Consequences Assessment and Surface Water Management Plan will be submitted demonstrating that surface water generated from the development can be appropriately managed on-site through the use of Sustainable Drainage Systems (SuDS).
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Yes	There are no internationally designated sites within 1km of the site. Gatewn Marsh Site of Special Scientific Interest (SSSI) is located approximately 320m southwest of the site. The site also falls within the Impact Risk Zone (IRZ) for the River Dee and Bala Lake Special Area of Conservation (SAC) and River Dee SSSI Locally designated sites include: • Moss Valley Local Wildlife Site (LWS) - 580m west; • Berse Drelincourt LWS - 950m southwest; • Woodlands and Fishpond Wood LWS - 1km north. No habitats within the site are designated as Section 7 Environment (Wales) Act 2016 habitats of principal import	No	An Ecological Appraisal will be submitted with the planning application. This found that: There is no connectivity between the site and Gatewen Marsh SSSI. Mold Road acts as a barrier between the two areas and therefore, no direct or indirect impacts are predicted. Residential development is not listed as a concern for the IRZ zone of the River Dee and Bala Lake SAC and River Dee SSSI. The LWSs will not be directly affected by the development proposals.

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6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	The site predominantly comprises improved grassland with mature trees, hedgerows and ditches. Native bluebell was identified within a hedgerow along the northern site boundary. No ponds are located on site and the terrestrial habitat within the site is of poor quality for great crested newt. A population of great crested newts are located in ponds between 250m and 500m to the north of the site There are some trees on site with potential for roosting bats. Bat activity has been recorded at the north and west of the site. Several species of bird were confirmed to be breeding within the site boundary and 100m buffer. The bird species recorded during the breeding bird survey within the site and site buffer represents a low species diversity with the majority of species recorded being commonplace and widespread. There were no signs of otter, water vole, reptiles or badgers within the site.	No	All trees within the site are being retained as part of the proposed development and hedgerows will be retained where feasible. These will be protected during construction and new hedgerow planting provided to mitigate for loss. New landscaping will provide habitat mitigation and enhancements for species using the site, with the amount of open space across the site being above minimum standards and providing opportunities for ecological enhancements. All land falling between 250m and 500m of the great crested newt ponds will be cleared using reasonable avoidance measures. This will ensure that, in the unlikely event of amphibians being present, they would not be harmed by the works. All trees with bat potential are being retained and lighting shall be suitably designed to minimise potential effects. The risk of impacts on species during construction could be appropriately mitigated using standard construction measures that could form part of a Construction Environmental Management Plan (CEMP) secured by condition.

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7. LANDSCAPE AND VISUAL				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	No	There are no national or regional landscape designations at or near to the site. The site comprises undulating open arable farmland on the edge of an urban area and is not considered to be of high landscape or scenic value.	N/A	
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	No	The site is not in a location where it would be highly visible to many people. Pedestrian views of the site would predominantly be from people using the PRowS that are located within and around the site. Motorists and pedestrians will have views along the highway corridor on local roads and A roads. The highway corridors do not have views that offer heritage or cultural value or associations.	N/A	The proposed bunds at the eastern boundary would be vegetated with trees and wildflower grassland, providing a visual screen between the proposed development and the A483. Within the site, footpaths would be retained within a green corridor and proposed buildings would be set back from them. The existing hedgerows around the perimeter of the site would be retained and enhanced with further tree planting to provide visual screening of the proposals in views from the footpaths located to the north of the site. Motorists and pedestrians using local roads are primarily using routes for access rather than for visual amenity, factoring in speed of travel, there would be fleeting views.

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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8. CULTURAL HERITAGE/ARCHAEOLOGY				
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes	The site is not located within a Conservation Area, Historic Park or Garden, or Battlefield. There are no listed buildings or scheduled monuments within or immediately adjacent to the site. Lower Stansty Farmhouse, a Grade II listed building, is located approximately 140m to the north of the application site within an existing farmstead. The potential for significant Prehistoric, Roman or Medieval remains to be found within the site is low.	No	The significance of Lower Stansty Farmhouse can largely be attributed to its architectural and historic interest. This will not be affected by the proposed development. Although the majority of the application site is not visible from the farmhouse, development at the north of the site will be visible and change the character of part of its setting. However, the application site is over 100m from the listed building and there will be no change to the appreciation of the farmstead, its group value and historic and functional connections between these buildings. On this basis, the proposed development is not likely to significantly affect the significance of the Grade II listed building.
9. TRANSPORT AND ACCESS				
9.1 Are there any routes 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	There are existing public rights of way along the northern boundary of the site and through the northern section of the site from the railway to Stansty Chain Road.	No	It is proposed that the existing public rights of way will be retained and incorporated into landscaped areas within the site.

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9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	There are existing traffic issues on A541 between the site and Wrexham Town Centre. However, the effects of the proposed development are anticipated to be below the screening thresholds contained within IEMA (1993) <i>Guidelines for the Environmental Assessment of Road Traffic</i>.	No	A Transport Assessment will be submitted as part of the planning application. Should the development proposals result in unacceptable adverse effects on the highway network, measures to mitigate these would be agreed with the highway authority and secured through a legal Agreement.
10. LAND USE				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	No	No significant effects on nearby land uses are expected	N/A	
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		N/A	
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No		N/A	

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12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	Planning permission has been recently granted on appeal (ref: APP/HY955/A/17/3182282) for residential development of up to 189 dwellings to the north east of the site. However, the site is physically separated from the application site by Rhosddu Industrial Estate and therefore, no significant cumulative effects are likely to occur. Planning permission has also been granted (ref: P/2018/0671) for up to 410 apartments to the south east of the site. This site is currently used as student accommodation and located within the urban area of Wrexham. It is physically separated from the application site by Plas Coch Retail Park and the A483 and therefore, significant cumulative effects are unlikely.	N/A	
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	No		N/A	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

As demonstrated, the proposed development is not located within an environmentally sensitive area and is not likely to result in significant environmental effects. Therefore, the proposals are not deemed to constitute EIA development.

6. SCREENING DECISION

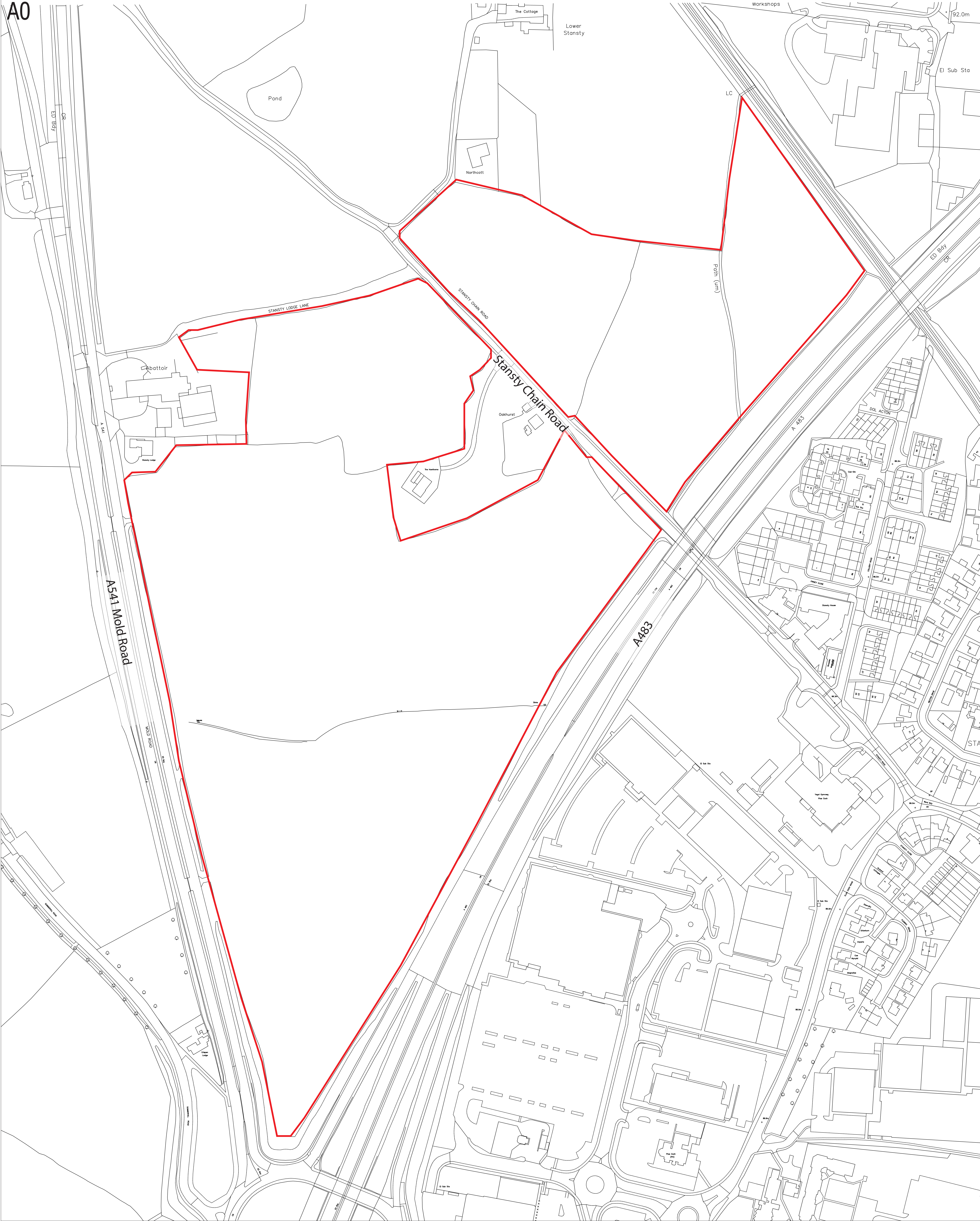
If a SO/SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	N/A
Is an ES required?	No

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

OUTCOME

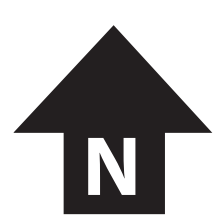
Is likely to have significant effects on the environment	ES required	
Not likely to have significant effects on the environment	ES not required	✓
More information is required to inform direction	Request further info	

NAME	Chris Garratt
DATE	03 October 2019



NOTES
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REV	DESCRIPTION	DATE	AUTHOR	CHK'D
x	x	x	x	x



Urban & Landscape Design

Manchester Office
Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH
T: 0161 696 7216 W: www.wvg.com

PROJECT
Stansty Green
Wrexham
Russell Homes

DRAWING
Red Line Plan

SCALE	DATE	AUTHOR	CHK'D
1:1000 @ A0	30/07/19	EF	AC

JOB NO.	DRAWING NO.	REV
A106224	001	