

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1		Case Details	
A	Appeal case reference		
B	LPA case reference P/2017/0937		
C	LPA Wrexham County Borough Council		
D	Appellant/Applicant Sirius Renewable Energy		
E	Site address P R Hugh, Miners Road, Llai Industrial Estate, Llai, LL12 0PJ		
F	Brief description of development Construction and operation of a Reserve Power Plant and associated infrastructure		
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) 0.52Ha		
H	Approval of reserved matters or conditions? If yes, state which one N/A		
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>		
	3 (a) Industrial installation for the production of electricity		

(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? <i>If Yes, provide reasons for your answer below. Proceed to point (iii).</i> Choose an item.		No
(iii)	Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations? <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>		No
(iv)	Are the applicable thresholds/criteria in Column 2 exceeded / met? <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> Area of development exceeds 0.5 hectare.		Yes
3	LPA / Welsh Ministers' Screening		
	All applications including reserved matters/conditions		
(i)	Has the LPA issued a Screening Opinion (SO)?		Yes
(ii)	Have the Welsh Ministers issued a Screening Direction (SD)?		No
(iii)	If Yes to either, is a copy of the SO/SD on the file? Note which one. LPA Screening Opinion		Yes
(iv)	If Yes, is the SO/SD positive i.e. EIA is required?		No
4	Reserved Matters/Conditions Applications Only		
(i)	Was the original planning permission subject to EIA screening?		N/A
(ii)	Was a SO/SD issued for the original planning permission?		N/A
(iii)	If Yes, is a copy of the SO/SD for the original planning permission on file?		N/A
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	
Schedule 1 development		Letter 1. Issue direction stating EIA Required	✓
Schedule 1 development – appeal is at an advanced stage		Letter 2. Issue direction stating EIA Required	
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.		Letter 3. 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	 L. 1/17/60
Date	7/12/17

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> ?
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. Site is currently vacant and former use was for storage. Proposal would involve construction of reserve power plant involving erection of gas generators and battery containers on the site for electricity generation. However the proposed use is considered would be commensurate to the existing and surrounding uses and resultant effects are unlikely to be 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:		No.	N/A
- 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?			
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		Yes. Generators will be fuelled by	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.	
as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	gas that will be fed to the site by pipeline from nearby pressure gas main. The overall scale of the proposal is considered to be limited, given there will be only 5 generator sets and 3 transformers.		
Question 1(d) Production of Waste			
Will the Project produce solid wastes during construction or operation or decommissioning?		Yes. 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.	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?		Yes. Air Quality Assessment and Noise Assessment reports both submitted to accompany the application. Public Protection have raised no objection to either of these aspects based on the results of both reports, subject to conditions to mitigate any identified harm. No environmental impacts in terms of ecology, given site is brownfield and not likely to have any significant ecology issues.	Significant effects unlikely.

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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. Some noise impacts likely, however conditions could be secured on any grant of planning permission to mitigate against any noise impacts. Nearest residential properties approximately 500m away. Some noise and vibration may arise during construction/erection of proposal however these are considered would be localised and time limited. The nature of the proposal is commensurate to the existing uses within the Industrial Estate.	Significant effects 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)?		Yes. Nitrogen dioxide released as a result of the proposal. Air Quality Assessment submitted to accompany the application and results indicate that there would be a negligible impact on annual mean Nitrogen Dioxide concentrations. Public Protection raise no objection to the results of the AQA.	Significant effects unlikely.
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?		No	N/A
Question 1(g) Risks to Human Health (for example due to water contamination or air pollution)			

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.
Will there be any risk to human health during the construction and/or operation of the development		Yes. Risk of accident associated with construction works, but best practice on site can reasonably be expected. Level of risk is not considered to be significant.	Significant effect unlikely.		
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 be loss of greenfield land?		No	N/A		
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		No	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.
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?			
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	N/A	
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 Llai Industrial Estate where there are various offices and places of work in close proximity to the site. However these are commensurate to the proposed use and the proposal is not considered would alter the character of the existing site and Industrial Estate as a whole. Any effects would be localised.		Significant effects 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	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?	Yes. The nature of the uses on Llai Industrial Estate are potentially contaminative. However, given the nature and scale of the proposal, it is not considered that it would worsen the existing situation and is		Significant effects 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.
		something that could be secured by condition if required.	
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

6		Outcome of assessment	
(ii)	If a SO/SD has been provided do you agree with it?		Yes
(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 (Letter 1)	✓
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area and likely to have significant effects		Issue direction stating EIA Required (Letter 2)	
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 Regs (Letter 3)	
Schedule 2 development but effects not clear at this stage – file to be		No action – review when appropriate i.e. on receipt of new	

reviewed at a later stage	information/case progress	
Schedule 2 development – appeal is at an advanced stage – referred for Direction; likely to have significant effects	Issue direction stating EIA Required (Letter 4)	
Development relates to a called in application.	Regardless of conclusions reached, forward completed screening checklist with recommended action identified above to the Welsh Government for consideration	
Name and Job Title of Assessor	Mared Rees – Area Planning Officer	
Date of Assessment	01/12/2017	

P/2017/0937



