

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 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.
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 – it is likely that there will be ground levels associated with the development. The proposals will also change the land use of the site from agricultural/equestrian to residential.	In the context of the site and its surroundings it is considered that ground level changes will not be significant and will be limited to changes necessary to achieve level building plots and internal roadways. The changes are not considered likely to be significant in EIA terms. Whilst the development will result a permanent change from greenfield to urban development at site level, the site is located on the edge of a built up area with development lying to the north, south and east. In the context of the locality, given the scale of the development, the change is not considered to be significant in EIA terms.
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?	Yes. There is a development of 20 dwellings taking place 50 metres to the south – Chestnut Heights, planning permission reference	The cumulative impacts of the development are not considered to be significant in EIA terms given the total number of dwellings being built

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- 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?	P/2015/0607. There is also a development of 54 dwellings proposed on land approximately 1km to the south ('Boozy Fields') – outline planning permission reference P/2015/0790 reserved matters approval P/2017/0134 In addition to the permanent loss of Greenfield land, all three developments will give rise to traffic increases in the local road network.	proposed (102) and the total area of greenfield land being developed (6.51ha). The Transport Assessment (Croft Transport Solutions April 2017) submitted with the application demonstrates that the development will not result in a material increase in traffic on the local highway network. The TA takes account of the Boozy Fields development, but the proposed 20 dwellings on the Chestnut Heights site. Nevertheless that development was under construction and partially occupied at the time of the traffic survey. In EIA terms, the cumulative traffic increase is not considered to be significant. The vast majority of traffic on the local highway network will be derived from existing development even if the three developments discussed are all implemented.

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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. Materials, water and energy will be required for construction, including non-renewable resources (e.g. quarried stone, sand, fuel). There will also be on-going resource, energy and water use during occupation.	The effects of the use/consumption of resources during the development of the site are considered unlikely to be significant given the scale of the development.
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 produced during construction. There will also be domestic waste produced during occupation.	The effects are unlikely to be significant It can be reasonably assumed that best practice techniques employed during construction to minimise waste production. Once occupied the dwellings be subject to kerbside waste collection and recycling.
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. Noise and vibration will be produced during construction.	The effects of noise and vibration during construction will be time limited

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		and localised to the site and the immediate vicinity. A significant effect is therefore 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	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?	Yes. There will be a risk of accidents during construction works.	Significant effect unlikely It can be reasonably assumed that best practice will be employed by developers and associated contractors. These will minimise the risk of accidents. In any case the risk of accidents is considered to be relatively low given the nature and scale of the development.
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 noise, construction equipment and dust.	Significant effect unlikely It can be reasonably assumed that best practice will be employed by developers and contractors to minimise the risk of dust, to prevent unwanted access to the site during construction and (by restricting construction times to

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		daytime hours) noise.
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 The development will result in an increase in local population however the size of the development is unlikely to change the demographic profile of Gwersyllt to a great extent.
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?	Yes. However the Transport Assessment (Croft Transport Solutions April 2017) found that the local highway network will operate well within its capacity. It also advises that road junctions assessed will continue to operate satisfactorily.	Significant effect unlikely
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. 92% of the site is Greenfield land classed as Best and Most Versatile Agricultural land (Agricultural Land Classification assessment, Soil Environmental	Significant effect unlikely The change is significant a site level however the effects would be restricted to the site only and will not be

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	Services Ltd April 2016).	significant in the context of the wider locality or in terms of the amount of BMVA land in the County Borough.
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 close to the site that will be affected, primarily as a result of visual change.	Significant effect unlikely
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. The Ecological Appraisal (Pearce Environment Ltd, August 2016), found the site has the potential to support nesting birds and badgers bats (in two mature trees). The site lies adjacent to the Moss Valley County Wildlife site	Significant effect unlikely The retention of mature trees, the careful timing of vegetation clearance works, the use of reasonable avoidance measures and suitable landscaping and management of open space areas will assist in avoiding/limiting impacts associated with the development. The development will not result in significant effects to the County Wildlife site. The proposed layout of the site provides for a POS/landscaped buffer

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		between the wildlife site and built development.
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. The site is designated Green Barrier, however this is a development restraint policy rather than a policy designed to protect landscape for its scenic value. No part of the site is subject to a local or national landscape designation.	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 close to existing dwellings.	Significant effect unlikely Whilst the site will change the character of a currently greenfield site, the size of the site and the local context (i.e. the site lies on the edge of an urban area) are such that the urbanising effects will be limited to the locality and will not be significant in EIA terms.
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes. Holy Trinity Church, Church Street, Gwersyllt, a Grade listed building lies 500m to the east of the	Significant effect unlikely Given the degree of separation

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	site and 41-45 Rock Row, Westminster Road, a terrace of Grade II listed cottages lie 215m to the south-west of the site.	between the site and the listed buildings and the nature and scale of the development, significant effects on the listed buildings referred to are unlikely.
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?	Yes. Part of the site lies within a Coal Authority Development High Risk Area. A Coal Mining Ground Investigation and Risk Assessment (e3p August 2017) has been completed that concludes the development is not an any unacceptable risk of instability from shallow coal workings. There is a former railway tunnel beneath the site. The Coal Mining Ground Investigation and Risk Assessment advises that this is at a depth of around 20m, remains intact but structurally unsound and therefore a risk of instability exists.	Significant effect unlikely in EIA terms. The risk of instability associated with the former railway tunnel as a result of the development is a localised/site level risk only. The developer will need to take account of the tunnel and where necessary provide an engineering solution.

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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 development has been assessed against the criteria set out in Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and it is considered that it will have the following impacts:

- i) Traffic impact;
- ii) Use of resources
- iii) Produce waste
- iv) Ecological impacts
- v) Loss of greenfield and BMVA land;
- vi) Generate noise and dust.
- vii) An increase in local population.
- viii) Potentially ground stability issues.

These impacts have been considered in light of the context of the site (i.e. an edge of a well-developed area) and by taking into account the scale, layout and design of the of the development as well as the findings of:

- Transport Assessment (Croft Transport Solutions April 2017);
- Agricultural Land Classification assessment (Soil Environmental Services Ltd April 2016);
- Ecological Appraisal (Pearce Environment Ltd, August 2016);
- Coal Mining Ground Investigation and Risk Assessment (e3p August 2017)

It is considered that significant effects are **unlikely**. The impacts associated with the development will generally be local in nature. The use of best practice techniques, mitigation and as well as the layout and design of the development will further assist in limiting the impacts of the development, particularly during the construction phase. For these reasons EIA is **NOT** required.

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 (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 reviewed at a later stage		No action – review when appropriate i.e. on receipt of new 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		Matthew Phillips – Planning Control Lead		
Date of Assessment		22.8.2017		