

1	Case Details
A	Appeal case reference (PINS Only) H6955/A/15/3138885
B	LPA case reference P/2005/0254
C	LPA Wrexham County Borough Council
D	Appellant/Applicant RLP Ltd
E	Site address Land north of Minera Hall, Minera, Wrexham
F	Brief description of development Outline application for residential development (up to 52 houses) with all matters reserved for further approval
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) Whole site = 1.9 hectares, floor space = 0.43 hectares.
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 N/A

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>
	Paragraph 10b – infrastructure projects.

(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>	
(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>	
	The site exceeds 0.5 hectare.	

3	LPA / Welsh Ministers Screening	
	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)?	No
(iii)	If Yes to either, is a copy of the SO/SD on the file? Note which one.	N/A
	LPA's SO	
(iv)	If Yes, is the SO/SD positive i.e. EIA is required?	N/A
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

STAGE 2 – DETAILED SCREENING ASSESSMENT

6(A).	Screening Questions			
Part 1 - Questions to be considered	Part 2 – Provide answers to questions in Part 1 (use Yes/No/Not Known) and briefly explain reasoning. If applicable, and/or known, include name of feature and approximate proximity to site	Part 3 – For all ‘Yes/Not Known’ answers in Part 2, assess whether those interactions (i.e. effects) are likely to be <u>significant</u> by considering them against the ‘Assessment of Significance’ (‘AoS’) Criteria outlined in Section 6(B). Provide detailed reasons for your answers here. Include in your answers a summary of advice from consultees if received. <u>[NB. If answer in Part 2 is ‘No’ use ‘NA’ and proceed to section 7.]</u>	Part 4 – Outline the overall conclusion reached in Part 3 i.e. Unlikely significant effect / Possible significant effect / Likely significant effect?	
CRITERION 1. CHARACTERISTICS OF DEVELOPMENT				
Question 1(a) Size 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 proposal would involve the urbanisation of agricultural land.	Excavation and levelling of ground will be required. Filling is anticipated to be minor. A watercourse runs through the site but this is to be retained within a riparian margin.	Unlikely significant effect.	
Question 1(b) Cumulation with Other Development				
Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	No. The proposal would extend the settlement eastwards towards Coedpoeth. No other significant activities exist or are planned in the immediate vicinity.	N/A	N/A	
Are there any plans for future land uses on or around the location which could be affected by the project?	No. UDP does not indicate any planned development around the site.	N/A	N/A	
Is the Project likely to lead to transfrontier effects?	No. Localised urbanising effect.	N/A	N/A	

Question 1(c) Use of Natural Resources			
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. Resources will be used during construction phase and during the lifetime of the housing.	The development of housing would lead to water and energy consumption. National and local plan policies, and building regulations, would be used to minimise consumption of these resources. The proposal would result in the permanent loss of agricultural land. However, the extent of this loss is not of more than local importance.	Unlikely significant effect.
Question 1(d) Production of Waste			
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes. Waste would be generated during construction (including from demolition) and produced during operation.	Waste generated during construction likely to be minimal due to limited demolition. Waste generated from residential properties would be subject to municipal waste management and is unlikely to be of more than local importance.	Unlikely significant effect.
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 harmful or hazardous materials are expected to be used in the construction or operation of the development.	N/A	N/A
Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	No. Some pollution likely from traffic generated during construction or operation phase, but not hazardous to human health.	N/A	N/A
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes, in particular during the construction phase.	Noise and vibration from construction likely to affect neighbouring residential properties, but not of more than local significance. During the operation phase, noise and vibration effects will be negligible.	Unlikely significant effect.
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. Project may result in some pollutant run-off during construction phase and waste water during operation.	Landscape mitigation, including on-site sustainable drainage, would be incorporated. This would reduce risks of water and land pollution during the construction and operation phases. No	Unlikely significant effect.

		significant effects are likely to result.	
Question 1(f) Risk of accidents, having regard in particular to substances or technologies used			
Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Yes. Potential risk of accident during construction phase.	The construction phase would be subject to the normal health and safety regulations. Risks to human health would be minimal.	Unlikely significant effect.
CRITERION 2. LOCATION OF DEVELOPMENT			
Question 2(a) Existing Land Use			
Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No. The proposal would result in a modest residential extension to an existing urban area.	N/A	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?	A footpath runs along the northern boundary of the site but would not be affected by the project.	N/A	N/A
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?	None identified.	N/A	N/A
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. Proposal would result in loss of around 2 ha greenfield land in agricultural use.	Due to the size of the scheme, the loss of agricultural land is not of more than local significance. Although an extension of the existing urban area, it is unlikely to result in any cumulative urbanising effect.	Unlikely significant effect.
Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	No. Residential and agricultural land uses bound the site; these uses would not be affected by the erection of housing and associated development.	N/A	N/A
Are there any areas on or around the location which are occupied by sensitive land uses	The site is within an airfield safeguarding zone but, with	N/A	N/A

e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	the development of low to medium density housing, no effects will arise. No other sensitive land uses in the immediate vicinity.		
Question 2(b) Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area			
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. The site comprises farmland and is adjacent to residential areas. No important resources would be affected.	N/A	N/A
Question 2(c) Absorption Capacity of the Natural Environment			
Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value (i.e. historical), which could be affected by the project?	SSSIs and SACs in the vicinity include Ruabon / Llantysilio Mountains and Minera, and Berwyn a Mynyddoedd De Clwyd.	SSSIs and SACs lie around 1km from the site. The Ecological Assessment (2014) considers that no significant impacts on these or any other wildlife sites are predicted.	Unlikely significant effect.
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	Yes. Mature trees and hedgerows are present within and in proximity to the site.	An Ecological Assessment (2014) identifies that hedgerows, trees and woodlands within and bordering the site have significant ecological value. The scheme incorporates landscape mitigation, including a habitat corridor along the watercourse. Significant effects are unlikely.	Unlikely significant effect.
Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Yes. There is scope for causing adverse impact to certain species as a result of site clearance and development, including bats and birds.	The majority of the site comprises grassland habitat. No UK BAP priority species are recorded in the immediate vicinity. However, surveys have identified some valuable habitat features (mature trees and hedgerows). Bats may be present on the site. The Ecological Assessment (2014) accompanying the proposal includes recommendations to minimise impacts. The outline scheme incorporates mitigation measures	Unlikely significant effect.

		and therefore significant effects are consequently considered unlikely.	
Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	None identified.	N/A	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?	The site is within 1km of an AONB (Bryniau Clwyd a Dyffryn Dyfrdw).	The AONB is in close proximity and consequently visual or landscape impacts may result. However, the proposal is situated between two urbanised areas, and this, combined with the size and scale of the proposed development, indicates that significant effects are unlikely to result from an EIA perspective.	Unlikely significant effect.
Is the project in a location where it is likely to be highly visible to many people?	Yes. The site is adjacent to a road and is visible from Minera.	The proposal incorporates landscape mitigation. No major residual visual impacts are likely to result.	Unlikely significant effect.
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes. A number of Scheduled Ancient Monuments (including Minera Halvans Plant) and listed buildings (including Plas Gwyn / Plas Bychan) are located within 1km.	None of these heritage assets are in immediate visual range. Given this, and the location and screening incorporated within the proposal, significant effects are unlikely.	Unlikely significant effect.
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes. Urban development, including dwellings, are directly adjacent to the site.	Potential noise, air quality and traffic impacts are likely during the construction of the project but these would be temporary. During operation, moderate impacts (e.g. visual) are likely but effects are unlikely to be of significance.	Unlikely significant effect.
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?	None identified.	N/A	N/A
Is the project location susceptible to earthquakes, subsidence, landslides,	The site is not located within a flood risk area as identified	The presence of hydraulic culverts in the vicinity introduces a potential risk of flooding that might	Unlikely significant effect.

erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	by 2015 TAN 15 DAMs. A culvert runs through the site and others are present in the vicinity.	not ordinarily be suggested by the Zone A DAM categorisation. A flood consequence has been undertaken, which indicates that any pluvial flooding is likely to be discharged south onto Minera Hall Road, then westwards. The proposal incorporates a storage system to collect storm overflow and discharge to the stream. In conclusion, significant effects are unlikely from an EIA perspective.	
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7		Conclusion
(i)	Summary of features of project and of its location	
	a	Characteristics of development
		The proposal is an outline application for 52 homes on the eastern edge of Minera. It would lead to the urbanisation of around 2 hectares of agricultural land and would represent an expansion of the existing settlement towards Coedpoeth. The development would result in the loss of farmland. The proposal incorporates mitigation measures to reduce impacts on matters including landscape, flooding and ecology.
	b	Location of development
		Land at Minera Hall Road, Minera, Wrexham.
	c	Characteristics of the potential impact
		The site comprises an area of agricultural land bounded partially by existing urban development, including housing. The proposal does not raise any complex or unusual issues and there are no significant environmental concerns. The proposal will result in some temporary impacts during construction and would result in permanent visual impacts and increased demand on local facilities. There would be some increase in the use of local roads and transport networks. Taking into consideration the nature, scale and location of the proposal subject to appeal, and the receiving environment, it is considered that significant environmental effects are unlikely.
(ii)	If a SO/SD has been provided do you agree with it?	
(iii)	Is EIA required?	
		N/A
		No

8	Options		
	Assessment	Recommended Action	✓
	Schedule 2 development – negative (i.e. EIA not required) LPA screening/Welsh Ministers screening direction issued – PINS agrees (PINS ONLY)	8H. EIA Not Required	✓

Name and Job Title of Assessor	Paul Selby, Planning & Environment Manager
Date of Assessment	10/12/2015

9A	Sign-off
Name and Job Title of Countersigning Officer	Robert Sparey: Planning Officer

Comments of Countersigning Officer	I agree; the development is unlikely to have significant effects on the environment, and EIA is not required.
Signature	<i>Robert Sparey</i>
Date	11 December 2015