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Mrs S Williams
Development Control
Wrexham County Borough Council

(via e-mail)

Eich Cyf / Your Ref: P/2012/0760

Ein Cyf / Our Ref: 3033433

Dyddiad / Date: 19 June 2015

Dear Mrs Williams

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 1999 (AS AMENDED)
Appeal by Bridgemere Land PLC & Macbryde Homes Ltd
Site Address: Croesnewydd Road, Wrexham, LL13 7YP
Proposed Development: Residential development comprising 77 no. dwellings,
associated roads and open space.

I refer to the above appeal made to the Welsh Ministers in May 2015, by Bridgemere Land PLC & Macbryde Homes Ltd, against the refusal of your Council to grant planning permission for the above development.

The project was the subject of a screening opinion when it was before your Council. The screening opinion concluded Environmental Impact Assessment (EIA) was not required. As part of the appeal process the Welsh Ministers consider it appropriate for them to come to their own conclusion as to whether the project is EIA development within the meaning of Schedule 2 to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended) ("the 1999 Regulations"), and provide a screening direction in that respect.

The Planning Inspectorate is authorised by the Minister for Natural Resources to provide that screening direction.

The project, namely 'residential development comprising 77 no. dwellings, associated roads and open space', falls within the description at paragraph 10(b) in column 1 of the table in Schedule 2 to the 1999 Regulations and exceeds the applicable threshold in column 2 of that table.

Having taken into account the selection criteria in Schedule 3 to the 1999 Regulations and the advice in Welsh Office Circular 11/99: Environmental Impact Assessment on establishing whether EIA is required, I take the view that, for the purpose of the EIA

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regulations, the project is not a major development of more than local importance, is not proposed in an environmentally sensitive or vulnerable location and is not likely to give rise to unusually complex and potentially hazardous environmental effects. It is my opinion that the development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location. A screening assessment is attached which identifies the key areas which have been considered in reaching this conclusion.

Accordingly, for the reasons given above and in exercise of the powers conferred by regulation 4(7) of the 1999 Regulations and the authority referred to above, the Welsh Ministers hereby direct that the development subject to this appeal **is not EIA development** within the meaning of the 1999 Regulations.

You will bear in mind that my opinion on the likelihood of this development having significant effects is reached for the purposes of this direction.

Under regulation 20(1) of the 1999 Regulations you should take steps to secure that this screening direction is placed on Part 1 of the Planning Register in relation to the application in question. I would be grateful if you could do so to ensure that the view of the Welsh Ministers is publicly available.

I am copying this letter to the appellant and NRW

Yours sincerely

Rob Sparey

Mr Rob Sparey

Policy & Plans Officer
The Planning Inspectorate

(Signed with the authority of the Minister for Natural Resources, one of the Welsh Ministers)