

SO/2012/025
✓ Agreed sin 23/11/12

Check sheet

Development description: RESIDENTIAL DEVELOPMENT COMPRISING 76 NO. DWELLINGS, ASSOCIATED ROADS AND OPEN SPACE

Location: FORMER SITE OF BROTHER INDUSTRIES CROESNEWYDD ROAD WREXHAM

LPA ref: P/2012/0760

Case Officer initials: MDP

Deadline for issuing Opinion: 21.11.12

Relevant environmental issues:

Landscape:

Site lies within an existing build up area and has planning permission for 84 dwelling. The development will have not additional impact than the approved scheme.

Natural Environment: The development will have not additional impact than the previously approved scheme.

Traffic: The development will have not additional impact than the previously approved scheme.

Emissions to [REDACTED] **(delete as appropriate):**

Limited risk of emissions.

Discussions / Consultation with (please attach any views expressed)

Highways: Normal application consultation.

Environment Agency: Normal application consultation.

Public Protection: Normal application consultation.

Local Member (Cllr Phil Wyn) contacted 13.11.12

Views expressed: Agreed no EIA required.

Chair of Planning contacted 13.11.12

Views expressed: Agreed no EIA required.

Documents passed to Chief Planning Officer for signature

Decision: E I A required / not required issued

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999

SCREENING OPINION

**RESIDENTIAL DEVELOPMENT COMPRISING 76 NO. DWELLINGS,
ASSOCIATED ROADS AND OPEN SPACE**

FORMER SITE OF BROTHER INDUSTRIES CROES NEWYDD ROAD WREXHAM

The proposal falls within Schedule 2, as a development project with a site area exceeding 0.5 hectares. The application site has a total area of 3.86ha.

Relevant Site History

P/2008/0649 OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (84 DWELLINGS) AND ALTERATION TO EXISTING VEHICULAR AND PEDESTRIAN ACCESS. Granted 1.2.2010. *Layout and access approved at outline planning permission stage.*

EIA regulations

The issue for consideration is whether the project will have significant effects upon the environment. The general criteria for assessing significance are provided in paragraph 33 of Circular 11/99. In applying the tests of significance an LPA must assess whether a Schedule 2 project is likely to have impacts that are of 'more than local importance'. It is not sufficient that the development will have off site local impacts. More than local impact means beyond their immediate locality, which give rise to substantial national or regional controversy, which may conflict with national policy on important matters. The fact that there are likely to be environmental effects beyond the site boundaries but within the general locality of the site does not, therefore, in itself, constitute 'more than local importance'

Within schedule 2 (10a). Paragraph A18 Annexe A of Circular 11/99 states that in addition to the scale of urban development projects, particular consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

Schedule 3 of the Regulations raises certain selection criteria that must be taken into account:

- Characteristics of the development (it is more than local importance?)
- Location of development (is there a sensitive/vulnerable location involved?)
- Characteristics of potential impacts (would these be complicated or adverse?)

1. Characteristics of the Development

- Size** – 3.86ha of land. The site has planning permission for 84 dwellings. This is a slightly less intensive development as only 76 dwellings are now proposed. The area to be developed is the same as previously granted permission.
- Cumulative Impact** – the impact of the development must be considered in the context of the locality. It is located within Wrexham town and the surrounding area is already well developed. The development is not expected to give rise to significant environmental impacts. It will also not give rise to any additional impacts over and above the scheme already benefitting from planning permission.
- Use of natural resources** – There is unlikely to be a use or loss of natural resources beyond that associated with standard construction practices.
- Waste** – The process of development is unlikely to generate a significant quantity of waste. Residential properties once occupied will produce waste but will be subject to WCBC kerbside recycling waste collection.
- Pollution and nuisance** – There is likely to be (relatively) short term noise and disruption during construction phases, as well as emissions from construction vehicles, plant and machinery. The time taken to complete development will however depend on market conditions so localised disruption may occur for a number of years but the impacts are unlikely to extend beyond the immediate vicinity of the site. Appropriate site management should ensure any impacts are minimised in any case. Once development is complete the likelihood of significant nuisance from the site is minimal.
- Risk of accidents** - The development process will need to comply with Health and Safety legislation.

2. Location of development

- Land use** – Extant approval for housing. The site is located on vacant land previously occupied by a factory and is within the built up area of Wrexham
- Local natural resources** – none affected by the development.
- Absorption capacity** – consideration is given to the following factors
 - the development would be on a site with planning permission for housing and within an established built up area.
 - the site is not a wetland;
 - it is not on the coast;
 - it does not relate to a mountain, forest, park or nature reserve;
 - it does not sit within any European nature conservation designations;
 - the application is accompanied by a ecological assessment that recommends mitigation. These can be secured by planning condition and/or planning obligation to ensure delivery and long term management.

3. Characteristics of Potential Impacts

- Extent** – direct effects of the development will be limited to the local area.

- b. **Transfrontier impacts** – None
- c. **Magnitude and complexity** – there are no particular complexities associated with the proposed development.
- d. **Probability** – The likely effects of the development are clearly definable and the possibility of any unknown effects is minimal.
- e. **Duration, frequency and reversibility** – The duration of the construction works will be months/years. The impact of the development itself will be permanent and irreversible.

Conclusion

The impacts associated with the development are unlikely to be markedly different to those considered planning permission was previously given owing to the minor changes in the total number of dwellings proposed.

It is hereby certified that based upon the above assessment and the information known at this stage, no significant environment impacts of more than local importance are identified that would justify a decision to require an Environmental Impact Assessment.

Signed:

Date:

19/11/12

