

STAGE 1 – INITIAL SCREENING ASSESSMENT

1	Case Details
A	Appeal case reference (PINS Only) H6955/A/15/3033433
B	LPA case reference P/2012/0760
C	LPA Wrexham County Borough Council
D	Appellant/Applicant Bridgemere Land PLC & Macbryde Homes Ltd
E	Site address Croesnewydd Road, Wrexham, LL13 7YP
F	Brief description of development Residential development comprising 77 no. dwellings, associated roads and open space.
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) 3.86 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?	Yes	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 Schedule 2 development as described in Column 1 of Schedule 2 of the EIA Regulations?	Yes	No
	<i>If Yes, note under which description of development in Column 1 of Schedule 2 i.e. paragraphs 1-13. If No, go to Section 8 and tick Recommended Action 8M 'EIA Not Required' as the project does not fall within the EIA Regulations 1999 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? i.e. paragraph 13 (a).	Yes	No
	<i>If Yes, proceed to Section 3 (Section 2C will need to be completed as detailed screening). If No, proceed to point (iii) below.</i>		
(iii)	Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations?	Yes	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	No
	<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 1999 and is not EIA development.</i>		
	The site exceeds 0.5 hectares.		

3	LPA / Welsh Ministers Screening		
	All applications including reserved matters/conditions		
(i)	Has the LPA issued a Screening Opinion (SO)?	Yes	No
(ii)	Have the Welsh Ministers issued a Screening Direction (SD)?	Yes	No
(iii)	If Yes to either, is a copy of the SO/SD on the file? Note which one.	Yes	No
(iv)	If Yes, is the SO/SD positive i.e. EIA is required?	Yes	No
4	Reserved Matters/Conditions Applications Only – N/A		
(i)	Was the original planning permission subject to EIA screening?	Yes	No
(ii)	Was a SO/SD issued for the original planning permission?	Yes	No
(iii)	If Yes, is a copy of the SO/SD for the original planning permission on file?	Yes	No
5	Environmental Statement (ES)		
	Has the applicant/appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	Yes	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 Know) 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.</u> If answer in Part 2 is ‘No’ use ‘NA’ and proceed to section 7.]	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.	Residential development over 3.86 ha of land, a disused factory has been demolished and the site cleared and levelled. Site appears to be a mixture of brownfield and greenfield. Part of the river Gwenfro runs along the southern boundary of the site. The scale of development means that effects are unlikely to be significant beyond the locality.	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.			
Are there any plans for future land uses on or around the location which could be affected by the project?	Not known.	The site lies within an existing built up area, adjoined by the Wrexham Technology Park (allocated in the UDP as a high quality employment site) and Wrexham Maelor Hospital. The LPA screening opinion does not raise any concerns over the impact of this development on	Unlikely significant effect.	

		the surrounding uses. The Transport Statement (CBO Transport) indicates that the development would not have a significant effect on the locality.	
Is the Project likely to lead to transfrontier effects?	No.		
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.	Construction will use up a certain amount of non-renewable resources. The land take is not significant (3.86 ha). This residential development will lead to water and energy consumption. Building regulations will help to ensure appropriate environmental standards are attained. Due to scale of proposal, any effects are unlikely to be significant.	Unlikely significant effect.
Question 1(d) Production of Waste			
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes. Resources will be used during construction phase and during the lifetime of the housing.	Some waste will be generated during construction due to limited demolition of existing factory. Waste generated from residential properties would be subject to municipal waste management. Construction and operational waste levels are 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. No harmful or hazardous materials are expected to be used in the construction or operation of the development.		
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 at levels hazardous to human health.		

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 some neighbouring uses. However, these impacts will be temporary. During the operation phase, noise and vibration effects emanating from the development are likely to 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.	Best practice and the building regulations will help to ensure effects are not significant.	Unlikely significant effect.
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. Modest residential development in a built up area.		
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?	Yes.	The Transport Statement (CBO Transport) indicates that the impacts on the Rhyd Broughton Lane Junction and the Ruthin Road Junction will not be significant.	Unlikely significant effect.
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?	No. The information on file does not indicate any of the routes are susceptible to congestion or cause environmental problems.		
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Not known.	The site appears to be a mixture of brownfield and greenfield. The scale of development means that any impact is unlikely to be significant.	Unlikely significant effect.
Are there existing land uses on or around the location e.g. homes, gardens, other private	Yes.	Bangor University, Wrexham Technology Park and Wrexham Maelor Hospital are in the vicinity	Unlikely significant effect.

property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?		of the site. Information on file including the Transport Statement (CBO Transport) and Flood Consequences Assessment (JBA Consulting) indicates there will be no significant effect on neighbouring uses.	
Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	Yes.	Bangor University, Wrexham Technology Park and Wrexham Maelor Hospital are in the vicinity of the site. Information on file including the Transport Statement (CBO Transport) and Flood Consequences Assessment (JBA Consulting) indicates there will be no significant effect on neighbouring uses.	Unlikely significant effect.

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?	Yes.	Part of the river Gwenfro runs along the southern boundary of the site. The FCA & Hydrology Report (JBA Consulting) assumes that in accordance with TAN 15 surface water run off levels will not exceed Greenfield levels. It is noted that NRW (Consultation response 15 June 2015) do not consider EIA is required, but that the FCA should be updated to inform the decision maker. On balance of information available, any effect is unlikely to be significant.	Unlikely significant effect.
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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?	Yes	Gatewen Marsh SSSI lies approximately 500m north of the site. Sontely Marsh SSSI lies approximately 2.9km to the south east of the site. NRW consultation response (15 June 2015) confirms that the development will not affect the SSSIs.	Unlikely significant effects.
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands,	Yes	The site contains a stream corridor along which part of the river Gwenfro flows. There are records of the European Otter within this part of the river.	Unlikely significant effects.

watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?		Other species such as <i>Margaritifera margaritifera</i> , <i>Plebejus argus</i> and <i>Formica rufa</i> have been recorded in the vicinity of the site. NRW consultation response (15/06/2015) confirms that the effects of the development on ecology are unlikely to be significant enough to warrant EIA.	
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	The Ecological Survey and Assessment (PCA, November 2012) identifies that the majority of the site consists of low value habitats, with areas of higher value being retained and possibly enhanced through planting.	Unlikely significant effects.
Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Yes	Part of the river Gwenfro runs along the southern boundary of the site. The FCA & Hydrology Report (JBA Consulting) assumes that in accordance with TAN 15 surface water run off levels will not exceed Greenfield levels. The stream corridor part of the site is flood Zone C2 on the DAM. It is noted that NRW (Consultation response 15 June 2015) do not consider EIA is required, but that the FCA should be updated to inform the decision maker. On balance of information available, any effect is unlikely to be significant.	Unlikely significant effects.

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. Site is in a built up location.		
Is the project in a location where it is likely to be highly visible to many people?	Yes	Busy neighbourhood uses including the University, Hospital and Technology Park. However the redevelopment of the site for residential use will not have a high impact in terms of landscape / scenic value.	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	Listed Buildings – Croesnewydd Hall 110m to the east of site. Grade II* - No 1806, Ref 16/A/80(2). Berse Vicarage 240m to the north. Grade II* - No 1567, Ref 16/F/08(2) Due to nature of the development and built up character of the area, this development is unlikely to have any significant effect on these historic assets.	Unlikely significant effects.
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes	Site is bounded by A483 to west. The nearby Technology Park, Hospital and University Campus will not be affected by the development.	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?	No.		
Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Yes.	Zone C2 flooding on stream corridor running along southern edge of site. NRW consultation response advises impacts would not be significant enough to warrant EIA, but that FCA should be updated to inform decision making.	Unlikely significant effect.

7	Conclusion		
(i)	Summary of features of project and of its location		
	a	Characteristics of development	
		Residential development (77 new dwellings), redeveloping a former factory site which has been cleared and levelled. Associated roads and open space.	
	b	Location of development	
		Former Brothers Site, Croesnewydd Road, Wrexham, LL13 7YP. The site is located in Wrexham town. To the north west the site is bounded by the A483. To the south the site is bounded by a stream corridor of the river Gwenfro. To the east lies Croesnewydd Road and beyond that lies the Wrexham Maelor Hospital and the Healthcare Sciences Campus of Bangor University. Just north of the site is the Wrexham Technology Park.	
	c	Characteristics of the potential impact	
		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, however, these areas appear capable of absorbing this demand. Overall, taking into consideration the nature, scale and location of the proposal and receiving environment it is considered that the development is unlikely to result in significant environmental effects. It is noted that the NRW consultation response (15/06/2015) advises that the Flood Consequences Assessment should be updated to inform decision making.	
(ii)	If a SO/SD has been provided do you agree with it?		Yes
(iii)	Is EIA required?		No

8	Options	
Assessment	Recommended Action	
Schedule 1 development	8A. Issue direction stating EIA Required	
Schedule 1 development – appeal is at an advanced stage (PINS ONLY)	8B. Issue direction stating EIA Required	
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area and likely to have significant effects	8C. Issue direction stating EIA Required	
Schedule 2 development – appeal is at an advanced stage - threshold exceeded/ criterion met or Sensitive Area and likely to have significant effects (PINS ONLY)	8D. Issue direction stating EIA Required	
Schedule 2 development – not likely to have significant effects on the environment	8E. Issue direction stating EIA Not Required	
Schedule 2 development – appeal is at an advanced stage - not likely to have significant effects on the environment (PINS ONLY)	8F. Issue direction stating EIA Not Required	
Schedule 2 development but effects not clear at this stage – file to be reviewed at a later stage	8G. No action – review when appropriate i.e. on receipt of new information/case progress	
Schedule 2 development – negative (i.e. EIA not required) LPA screening/Welsh Ministers screening direction issued – PINS agrees (PINS ONLY)	8H. EIA Not Required	✓
Schedule 2 development but not EIA development – negative screening opinion – Welsh Ministers agree	8I. EIA Not Required	
Schedule 2 development but not EIA development – positive screening opinion – Welsh Ministers disagree	8J. EIA Not Required	
Schedule 2 development – positive (i.e. EIA not required) LPA screening/Welsh Ministers screening direction issued – PINS disagrees (PINS ONLY)	8K. EIA Not 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.	8L. 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.	
<u>PINS ONLY</u> - Development relates to a called in application or potentially recovered appeal.	8M. Regardless of conclusions reached, forward completed screening checklist with recommended action identified above to the Welsh Government for consideration ¹ .	

¹ Only applies to called in applications and potentially recovered appeals.

Name and Job Title of Assessor	Robert Sparey: Policy & Plans Officer
Date of Assessment	19 June 2015

9A	Sign-off	
Name and Job Title of Countersigning Officer	Paul Selby, Policy and Plans Manager	
Comments of Countersigning Officer	I agree with the conclusions of the screening assessment and the reasons given.	
Signature	<i>Paul Selby</i>	
Date	19 June 2015	