

SO/2014/028
Plotted Sino
01/09/14 ✓

ENVIRONMENTAL IMPACT ASSESSMENT

P/2013/0823 Check sheet



Development description. Outline Planning Permission Residential Development and provision of MUGA

Location Wrexham Road, Holt

Screening Opinion Ref: SO/2014/ 028 **Case Officer initials:** kh

Deadline for issuing Opinion: 29 August (email from agent confirming extension)

Relevant environmental issues of Landscape, Natural Environment, Traffic, Emissions to air, water or land and any other relevant issues are set out in the screening opinion.

See report

Discussions / Consultation with:
Planning Department Consultees:

Ecology Officer

Internal Consultees:

Housing
Housing and Public Protection
Natural Resources Wales

Local Member(s) (Cllr M. Morris) contacted: 29 Aug 2014

Views expressed: No comments accept no EIA required

Head of Community Wellbeing and Development contacted: As above

Views expressed: As above

Documents passed to Head of Community Wellbeing and Development for signature:

A handwritten signature in black ink, appearing to read 'S. Williams'.

Decision: E I A required / not required E I A not required

Signed: 

Date: 29.8.14

Lawrence Isted

**Head of Community Wellbeing and Development, Wrexham County Borough
Council**

References:

*Town & Country Planning (EIA) (England and Wales) Regulations 1999 and in particular
categories 1-10 of schedule 2*

Welsh Office Circular 11/99 and in particular annex A

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



SO/2014/0

SCREENING OPINION FOR PLANNING PROPOSAL P/2013/0823

Site

Greenfield site, outside the settlement limit for Holt and located off the NW side of Wrexham Road. Residential units are to the NE and on Francis Lane to the SE. Bellis Country Market is to the NW across Wrexham Road.

The Proposal

Outline application for residential development including the formation of multi-user games area.

Development Plan

Wrexham Unitary Development Plan adopted 2005:

Screening Consideration

The proposal falls within Schedule 2 of the 1999 Regulations as an urban infrastructure project on a site in excess of 0.5ha. The issue for consideration is: ***will the project have significant effects upon the environment?***

The general criteria for assessing **significance** are provided in paragraph 33 of the Circular. In applying the general tests of significance the 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 importance means effects 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'.

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?)

Characteristics of the Development Options

a. **Size** – 1.2h

- b. **Cumulative effect** – site is located in close proximity to substantial existing housing areas and across from a Country Market. Whilst it will increase traffic movements given the relatively limited number of units-24 the highway network has capacity to accommodate the additional movements. From a visual perspective it is seen in conjunction with other nearby built development
- c. **Use of natural resources** – No loss of natural resources other than that associated with standard construction practices.
- d. **Waste** – the proposed development itself is unlikely to generate any significant quantities other than associated with normal development/redevelopment of sites. Domestic waste will be by normal collection provisions
- e. **Pollution and nuisance** – none apart from limited additional noise from increased traffic movements and an increased use of the site. Unlikely the proposed MUGA will have floodlights and will be restricted largely to daytime use. The facility will also be controlled by the Community Council who could control hours of use.
- f. **Risk of accidents** – The development construction process would need to comply with Health and Safety Regulations.

Location of the Development

- a. **Land use** – Located outside the settlement limit. Grade 1 agricultural land and previously used as a playing field. Policies PS1, PS2, PS3, GDP1, EC2, EC4, EC6, CLF1, CLF4, CLF5 and T8 refer.
- b. **Local natural resources** – none affected. Some loss of agricultural land but given the relatively small size of the plot no significant impact on general availability of land in the area
- c. **Absorption capacity – Bearing in mind the locality** it is noted that: -
- 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 designation;
 - it does not affect any landscapes of historical, cultural or archaeological significance.
 - No ecological issues raised and no protected species compromised.

Characteristics of Potential Impacts

- a. **Extent** – direct impacts largely limited to the site and visually will be seen in conjunction with existing nearby residential and retail uses. Will involve a loss of an land previously used as a playing field and more recently for informal recreation. However this will be replaced by a MUGA managed by the Community Council which can be used extensively and not subject generally to weather conditions. A substantial area will also be provided for general recreation
- b. **Transfrontier impacts** – none
- c. **Magnitude and complexity** – no proposed complexity with the proposed use of the site
- d. **Probability** – the likely effects are clearly definable and the probability of any other unknown effects occurring are low.
- e. **Duration, frequency and reversibility** – the effects are constant for the operational life of the site. Impacts particularly landscape impacts are reversible.

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