THE SITE



PROPOSAL

Scoping Opinion Request under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 – hereafter 'the 2017 Regulations'.

The site subject to the request is 33.61ha in total, split into two areas, Area A (23.42ha) and Area B (9.29 ha). Area A would be developed, with up to 85.488 sq.m of industrial floor space proposed.

CONSULTATIONS

In accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 consultations have been undertaken with the following:

- Highways
- WG Trunk Roads
- Welsh Water
- NRW
- Heneb
- CADW
- Public Protection

The consideration below are informed by the responses received. The discussion of the matters to be scoped in or out of the Environment Statement are set out in the same order as the Scoping Opinion request.

MATTERS TO BE INCLUDED WITHIN THE ENVIRONMENTAL STATEMENT

Agricultural Land and soils: A detailed Agricultural Land Classification survey was undertaken on the eastern part of the site by the Welsh Government in 2002. This confirmed the presence of approximately 12.00ha of best and most versatile land (BMV) (Grade 3a) within the proposed development area. The Welsh Government's Predictive Agricultural Land Classification Map shows the remainder of the site to also be Grade 3a.

Planning Policy Wales paragraph 3.58 identifies agricultural land of grades 1, 2 and 3a to be BMV land that should be conserved a finite resource.

The proposed development would result in the irrevocable loss of 23.42 hectares of BMV land to development and a further 9.29 hectares to ecological mitigation. Given that this would be a strategically significant loss of BMV land, agricultural land and soils **should** fall within the scope of the Environmental Statement.

Air Quality: The Public Protection Officer has noted the findings of the Air Quality Assessment. NRW have also noted the methodology used in the report.

Given that this is a strategically significant development and it is unclear at this stage who the end users are likely to be, there is potential for impacts on air quality beyond the immediate locality.

Having regard to the above, Air Quality **should** fall within the scope of the Environmental Statement.

Ecology: The development will increase foul water flows that enter the River Dee via the waste water treatment works (WWTW) at Five Fords. The Dee forms part of the River Dee and Baka Lake Special Area of Conservation (SAC). The Lower Dee is currently failing to meet water quality targets. Increases in phosphorus discharges into the SAC have the potential to cause damaging effects on the SAC.

Whilst the WWTW has provision to remove a percentage of phosphorous from treated water, water entering the river from it will still contain phosphorous. The WWTW is operating within the limits of its existing consent but the consent itself is out of date and pre-dates the new more stringent targets. The development will therefore increase phosphorous entering the SAC and therefore adversely impact upon it.

By itself the development is considered unlikely to result in a significant increase in additional phosphorous entering the river and therefore any adverse impact will not be significant. Nevertheless the development could only proceed following the completion of a separate Habitat Regulations Assessment which concludes no adverse impact. This will only be possible where measures are in place to mitigate

for the additional phosphorous. These will either be delivered by way of upgrades to existing foul water infrastructure or other mitigation measures that developers will need to contribute to financially or deliver directly themselves. Accordingly there is adequate regulation in place to ensure no adverse impact on the SAC. The impact on the SAC due to additional phosphorous therefore does not need to fall within the scope of the ES.

NRW have made a number of recommendations regarding the information that should be included within the ES to enable the impact of the proposed development on protected species to be assessed.

Having regard to NRW's recommendations, ecology **should** be included within the scope of the ES

MATTERS TO BE EXCLUDED FROM THE SCOPE OF THE ENVIRONMENTAL STATEMENT

Archaeology and Built Heritage: Cadw and Heneb have confirmed they agreement that this matter can be scope out. The latter also confirms that there would be further archaeological requirements. Accordingly, this matter can **does not** need to fall within the scope of the ES.

Ground Conditions and Contamination: NRW have confirmed agreement with the rationale provided for scoping out this topic. As such, it is agreed this matter does not need to fall within the scope of the ES.

Arboriculture: There are trees and hedgerows lining the site boundaries and trees within the site. Whilst a planning application would need to be accompanied by an Arboricultural Impact Assessment and consider Planning Policy Wales Chapter 6 requirements, the development would have localised impacts in respect of this matter. As such, it is agreed it **does not** need to fall within the scope of the ES.

Minerals: The site does not fall within an area designated for the protection of mineral resources by policy MW9 of the Wrexham Unitary Development Plan. As such, it is agreed it **does not** need to fall within the scope of the ES.

Flood Risk: The northern part of the site is within or close to land subject to Zone 3 on Flood Maps for Planning. Whilst a Flood Consequences Assessment would need to accompany a planning application, the flood risk considerations would be relatively localised in extent and unlikely to be significant in EIA terms. As such, it is agreed it **does not** need to fall within the scope of the ES.

Microclimate: It is agreed that notwithstanding the overlal scale of the development, it is unlikely to have a significant impact in terms of daylight on sensitive receptors, owing to the distance to the nearest dwellings or areas of public open space. No significant impacts in respect of daylight is therefore likely to occur. As such, it is agreed it **does not** need to fall within the scope of the ES.

Socio-Economic: The proposed development would be significant in terms of proposed floor space and also potential numbers of jobs created. However when the

context of the site is considered, both in terms of its proximity to the Wrexham Industrial Estate as well as the wider County Borough, it is considered unlikely that the development would be in significant social or economic impacts.

The development would be unlikely to have any significant effect on the demography of the County Borough. The numbers of jobs created would potentially be of benefit to the economy of the County Borough. However, the types of jobs likely to be created are unlikely to significant alter the types of employment available in the County Borough or the overall structure of the economy.

In light of the above, social-economic impacts are considered unlikely to be significant in EIA terms and therefore **do not** need to fall within the scope of the Environmental Statement.

Notwithstanding the above, the economic benefits of the development would be an important planning material consideration. Supporting information setting out the anticipated economic benefits of the development therefore should be submitted with a formal application, although as non-Environmental Statement document.

Transport: Welsh Government (Trunk Roads) have advised that they do not issue a direction in respect of this matter. No formal response has been received from the Council's Highway Officers.

Notwithstanding the above, a planning application would need to be accompanied by Transport Assessment. This would need to take account of the impacts of the development itself, as well as the cumulative impacts of other significant developments taking place in the locality.

Whilst the development, taken by itself, or in combination with other developments that are committed or likely to take place in the locality will increase traffic on local roads, as well as the A483, these impacts are likely to be relatively localised. Provisions can also be put in place to mitigate those impacts can also be secured via conditions and/or obligations.

The impact on the highway network is not considered to be significant in EIA terms and therefore **does not** need to fall within the scope of the Environmental Statement.

Notwithstanding the above, a Transport Assessment should be prepared and submitted with a planning application, albeit as a non-ES document.

Noise and Vibration: The development has the potential to generate noise and vibration during construction. It can be reasonably concluded that best practice techniques would be employed to minimise construction impacts. In any case, impacts arising from construction would be relatively localised and would therefore not be significant in EIA terms.

When operational, the development has the potential generate noise and vibration, although the extent of this will, to a significant extent, be dependant upon the end users, particularly end users undertaking activities that fall within Class B2. These

impacts are likely to be relatively localised, however. Controls on noise and vibration can be secured by condition. Controls also exist via other legislation.

The noise and vibration impacts of the development are considered unlikely to be significant in EIA terms and therefore **do not** need to fall within the scope of the Environmental Statement.

A Noise and Vibration Assessment should be prepared and submitted with a planning application but as a non-ES document.

Landscape and Visual Impact: The site is currently predominantly agricultural land, with the the built up area of the Wrexham Industrial Estate lies to the north east. To the south and west of the site is predominately agricultural land, with small clusters of development as well as isolated buildings. Development in the surrounding rural landscape is predominately residential or agricultural.

The submitted details suggest buildings would be up to 23 metres in height, comparable to development within the Wrexham Industrial Estate to the north-east. The development would undoubtedly be a significant intrusion of urban/industrial development into the rural landscape surrounding the Wrexham Industrial Estate. The character of the site will be significantly and irreversibly changed. Nevertheless, from both nearby and longer distance viewpoints, the proposed development would be viewed in the context of the existing Industrial Estate.

The landscape impact of the development is not considered to be significant in EIA terms. A Landscaping and Visual Impact Assessment therefore **does not** need to fall within the scope of the ES.

Notwithstanding the above, a Landscaping and Visual Impact Assessment should be undertaken and submitted with a formal planning application, albeit as a non-ES document.

Flood Risk and Drainage: The site is identified as Zone A on NRW's Development Advice Map and is excluded from Zones 2 and 3 on Flood Maps for Planning. The proposed development would therefore not be at significant risk of flooding from rivers.

The development has the potential to increase surface water rates. Without appropriate drainage infrastructure, this would increase the risk of flooding from surface water both on site and in the locality. Such impacts would, however be localised and not significant in EIA terms. Furthermore, there will be a statutory requirement for the development to incorporate sustainable urban drainage systems. Flood risk and drainage are therefore **do not** need to fall within the scope of the ES.

Matters not requiring an individua chapter: It is agreed that climate change, major accident and disasters and human health do not require individual chapters. However, such matters should be given appropriate consideration within the relevant technical chapters of the matters that fall within the scope of the ES.

CONCLUSIONS

The following matters should be included within the scope of the Environmental Statement:

- Agricultural Land and Soils
- Air Quality
- Ecology

The following matters do not need to be included within the scope of the Environmental Statement:

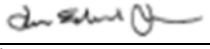
- Archaeology and Built Heritage
- Ground Conditions and Contamination
- Arboriculture
- Minerals
- Flood Risk
- Microclimate
- Socio-Economic
- Transport
- Noise and Vibration
- Landscape and Visual Impact
- Flood Risk and Drainage

Whilst the matters identified as not needing to call within the scope of the ES are material considerations relevant to the proposed development, they are not considered to be significant in EIA terms. Nevertheless, a formal planning application will need to be accompanied by technical assessments outside of the scope of the EIA that considers each of those matters.

RECOMMENDATION

That a Scoping Opinion is adopted requiring the following matters to be included within the scope of the Environmental Statement:

- Agricultural Land and Soils
- Air Quality
- Ecology

Name and Job Title of Assessor	Matthew Phillips, Head of Service, Development Management
Date of Assessment	Ian Jones
Name and Job Title of Authorising Officer	Interim Chief Officer Economy and Planning
Signature of Authorising Officer	
Date	9th June 2026