

## STAGE 2 – DETAILED EIA SCREENING ASSESSMENT

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely to be significant</u> ?  State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
<b>CRITERION 1. CHARACTERISTICS OF DEVELOPMENT</b>		
<b>Question 1(a) Size and design of the Development</b>		
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.)?	<p><b>Yes.</b> The site is broadly rectangular parcel of land 3.65ha in area. It is undeveloped with the exception of a hardstanding at the point of access onto Westminster Drive. The site has been previously used as a football training ground and prior to that school sports pitches.</p> <p>The character of the site will change as a result of the development, with around a third of it being occupied by built development and hard standings. However the site lies within the built up area of Wrexham and in the context of the wider locality, the changes to the site will not be significant in EIA terms.</p>	<b>Unlikely</b> significant.
<b>Question 1(b) Cumulation with Existing and/or Approved Development</b>		
Are there any other factors which should be considered such as: <ul style="list-style-type: none"> <li>• consequential development which could lead to environmental effects?</li> <li>• the potential for cumulative impacts with other existing or planned</li> </ul>	<p><b>Yes.</b> The site is located within a built up area. It is reasonable to conclude the development will result in some additional traffic on the adjoining highway. However when</p>	<b>Unlikely</b> significant

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activities in the locality? <ul style="list-style-type: none"> <li>• any plans for future land uses on or around the location which could be affected by the project?</li> <li>• transfrontier impacts?</li> </ul>	the overall size of the development is considered, particularly in its urban context, the additional impacts will not be significant in EIA terms.	
<b>Question 1(c) Use of Natural Resources, in particular land, soil, water and biodiversity</b>		
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?	<p><b>Yes.</b> Water and energy will be used during the construction phase as well as once the school is occupied. However the scale of resource use is unlikely to be of more than local significance.</p> <p>Best practice employed by the developments of the site can minimise energy and water use.</p> <p>The school will need to be constructed in compliance with Building Regulations which will ensure they are energy and water efficient as possible, thus helping to minimise the use of these resources.</p>	<b>Unlikely</b> significant
<b>Question 1(d) Production of Waste</b>		
Will the Project produce solid wastes during construction or operation or decommissioning?	<b>Yes.</b> Solid waste is likely to be generated during construction, however it is realistic to conclude that best practice techniques will be	<b>Unlikely</b> significant

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	<p>used during construction to minimise the generation and disposal of solid waste. The occupation of the school will also generate solid waste however it is reasonable to conclude that the school would implement measures to promote recycling, such as pre-sorting of waste.</p> <p>Furthermore, given the nature and scale of the development the generation of solid waste is not considered to be significant in EIA terms.</p>	
<b>Question 1(e) Pollution and Nuisances</b>		
<p>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?</p>	<p><b>No.</b> Given the type of development proposed it is considered unlikely that there significant quantities of materials that are harmful to the environment or to human health will be used, stored, transported, handled or produced either during construction or once the site is in use.</p>	<p>n/a.</p>
<p>Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?</p>	<p><b>Yes.</b> Noise and vibration is likely to occur during construction. However the effects would be localised and time limited. Given the nature of the development, some noise generation</p>	<p>Significant effect <b>unlikely</b>.</p>

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	can be expected from children when using the outdoor areas of the site. Some noise associated with vehicular movements can be expected. However these impacts will be localised both in terms of extent and frequency and will not be significant in EIA terms.	
Will the Project release pollutants or any hazardous, toxic or noxious substances to <b>air</b> , or lead to risks of contamination of <b>land</b> or <b>water</b> (including surface waters, groundwater, coastal waters or the sea)?	<b>Yes.</b> There is potential for dust pollution during construction however it can be reasonably concluded that best practice techniques would be employed to minimise this. In any case, dust impacts would be localised in scale and extent. Once occupied the project is highly unlikely to release pollutants or hazardous substances given the nature of the proposed use.	Significant effect <b>unlikely</b> .
<b>Question 1(f) Risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge</b>		
Will there be any risk of major accidents and/or disasters during construction or operation of the development?	There is a risk of accidents during site construction. The risks are considered to be localised and would be minimised by adoption of best practice techniques by site contractors. The occupation of the	Significant effect <b>unlikely</b> .

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	site is not considered likely to pose a risk of major accidents or disasters.	
<b>Question 1(g) Risks to Human Health (for example due to water contamination or air pollution)</b>		
Will there be any risk to human health during the construction and/or operation of the development	<b>Yes.</b> There is a risk to human health from dust arising from construction works and from accidents on site. However as noted above, using best practice techniques and compliance with Health and Safety legislation means these risk are low.	Significant effect <b>unlikely</b> .
<b>CRITERION 2. LOCATION OF DEVELOPMENT</b>		
<b>Question 2(a) Existing and Approved Land Use</b>		
Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	<b>No.</b> The proposal is for a school which is likely to serve existing local residents.	n/a
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?	<b>No.</b> Whilst the site has been used laid out and used as sports pitches, it is not open to public access. The site has been used by a local football club for training under agreement with WCBC as landowner. Prior to that it was used to provide school sports pitches.	n/a
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	<b>Yes.</b> The site adjoins Chester Road which is a main route and out of Wrexham town centre and is busy during peak times. The	Significant effect <b>unlikely</b> .

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	development has the potential to add some additional traffic to Chester Road however given the nature and scale of the development the impacts will be localised in nature and will not be significant in EIA terms,	
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	<b>No.</b> Whilst the site is laid out and has historically been used as sports pitches it is located within the built up area of Wrexham and is viewed in an urban rather than rural/undeveloped context.	n/a
Are there any areas on or around the location occupied by land uses which could be affected by the project, particularly sensitive land uses e.g. hospitals, schools, places of worship, community facilities?	<b>Yes.</b> The site is located in a predominately residential area. As noted above, the development has the potential to general noise, however the impact will be localised to properties immediately adjacent to/close to the site. However given the urban context of the site, it in an area where there will already be background noise, particularly from traffic. The development is unlikely to significantly increase noise levels and in any case noise levels associated with the development are unlikely to be significant in EIA	Significant effect <b>unlikely</b> .

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	terms.	
<b>Question 2(b) Relative Abundance, Availability Quality and Regenerative Capacity of Natural Resources in the Area and its Underground</b>		
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?	<b>Yes.</b> The site is laid out as an area of open space. However there is currently no public access to it and there is not reason to conclude public access is likely to be granted were the development not to go ahead. The development therefore does not result in the loss of any public open space. Furthermore, only around a third of the site will be developed with the remainder laid out as open space, albeit some of this retained for use in conjunction with the school for sports pitches. The impact in EIA terms is therefore not considered to be significant.	Significant effect <b>unlikely</b> .
<b>Question 2(c) Absorption Capacity of the Natural Environment</b>		
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology, or are used by protected, important or sensitive species of fauna or flora, which could be affected by the project?	<b>No.</b> The site is located in a built up area, is not located close to any protected sites and does not contain any features of ecological significance.	n/a.
Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	<b>No.</b>	n/a.
Are there any areas or features of high landscape or scenic value on or	<b>No.</b>	n/a/

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around the location which could be affected by the project?		
Is the project in a location where it is likely to be highly visible to many people?	<b>Yes.</b> The site is surrounded by residential properties and highways, including Chester Road, a main route to/from Wrexham town centre. Nevertheless, the site is located within an urban setting. Whilst the proposed development will result in the character and appearance of the site changes, the impacts are localised, being limited to the site and its immediate surroundings. The impacts are not significant in EIA terms.	Significant effect <b>unlikely</b> .
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	<b>Yes.</b> The site is surrounded by residential properties. Nevertheless, the site is located within an urban setting. Whilst the proposed development will result in the character and appearance of the site changes, the impacts are localised, being limited to the site and its immediate surroundings. The impacts are not significant in EIA terms.	Significant effect <b>unlikely</b> .
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	<b>Yes.</b> The Cottage on the corner of Penymaes Avene and Maesydre Road lies just over 100 metres away	Significant effect <b>unlikely</b> .



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	<p>and is Grade II listed and St Giles House, also Grade II listed is approximately 140m to the east on Rhosnesni Lane. The site lies 140m from the edge of the Grosvenor Conservation Area where there are further listed building. The former Groves School, Grade II listed lies 300m to the south.</p> <p>Given the distance to the above sites/areas as well as the fact that the proposals will not alter the context in which they are viewed, the impacts will not be significant in EIA terms.</p>	
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?	<b>No.</b>	n/a
Is the project location susceptible to subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions, which could cause the project to present environmental problems?	<b>No.</b>	n/a
Has there already been a failure to meet environmental quality standards that is relevant to the project?	<b>No.</b>	n/a

**Statement of reasons – insert into Screening Direction**

The development will result in impacts in respect of changes to the appearance of the site/immediate locality, additional traffic, potential for noise and dust during construction and noise during operation. However, considering the nature and scale of the development as well as its urban setting, these impacts will be localised in nature and not significant in EIA terms.

6		Outcome of assessment	
(ii)	If a SO/SD has been provided do you agree with it?	N/A	
(iii)	Is EIA required?	No	
Outcome		Action	✓
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area but <b>not</b> likely to have significant effects on the environment		Issue direction stating EIA <b>Not</b> Required	✓
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area <b>and likely</b> to have significant effects		Issue direction stating EIA 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.		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 Regs	
Schedule 2 development but effects not clear at this stage – file to be reviewed at a later stage		No action – review when appropriate i.e. on receipt of new information/case progress	
<b>Name and Job Title of Assessor</b>		Matthew Phillips, Head of Planning Policy and Planning Control Lead Officer	
<b>Date of Assessment</b>		23/7/21	