

Application No. / Rhif Cais:
Date / Dyddiad:

SC/20/00003/MJR
11/05/2020

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CF23 5JL

Dear Madam

Town and Country Planning Acts 1990 (As Amended)

Proposal: SCREENING OPINION - OUTLINE APPLICATION FOR 160 DWELLINGS
Location: LAND ADJACENT ST JULIANS HOUSE, BRIDGE ROAD, OLD ST MELLONS, CARDIFF, CF3 6YJ

In accordance with the powers delegated to me by the County Council under the above Act, my decision is as follows:

Summary Decision:

The Development is EIA Development – An Environmental Statement will be Required

I refer to your application dated 20/03/20 requesting an EIA Screening opinion for a housing development of up to 160 dwellings (outline) on a parcel of agricultural (grazing land 4.69 ha in area. The information in support of the screen opinion request accords with the requirements of regulation 6 (2) of the Town And Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 to allow the Local Planning Authority to provide a screening opinion.

The above proposal has been screened with regard to the need for the preparation of an Environmental Statement to accompany any planning application as may be submitted, in accordance with regulation 6 (1) of the Town And Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017..

In accordance with the powers delegated to me by the County Council under the above Act, my decision is as follows:

The proposals have been considered and when assessed cumulatively with the adjoining St. Edeyrn's Development, are considered likely to realise such significant environmental



effects as to warrant the submission of an Environmental Statement to allow the Local Planning Authority to fully understand the environmental implications of the proposal.

Reasoning:

The reasons for this decision are that:

Schedule 1

The proposed development does not fall within Schedule 1 of the Town And Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 ("The Regulations"), for which Environmental Impact Assessment would be mandatory.

Schedule 2

The development is confirmed to be considered "housing development" within the category of 'Infrastructure Projects' within Schedule 2 of the Regulations (category 10 (b)), and as required by category changes and extension (category 13 (b)) my opinion must take into account any planning permission (implemented or not implemented), such as the Persimmon homes St. Ederyn's Development which cumulatively would result in development that exceeds the thresholds set within category 10 b of the above schedule.

Thereafter, Schedule 3 of the Town And Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 ("The Regulations") requires the screening Authority to consider the likely impact under the following headings for Schedule 2 development:

Characteristics of development

1. The characteristics of development must be considered having regard, in particular, to:
 - (a) The size and design of the development:

The proposal is for the development of 4.69 Ha of agricultural land which is surrounded by hedgerow and scattered trees. The site has most recently been used for grazing according to the submitted information, whilst the land would change in character, this factor, on its own would not result in the development necessitating an Environmental Statement
 - (b) The accumulation with other existing development and/or approved development:

The application site, itself, is above the minimum threshold set within Schedule 2 (10b). However, the combination of this site and the Permission Development currently being built on the adjoining land surrounding the application site is considered likely to have a significant and modifying effect upon the character of the Ecology, in terms of connectivity for the dormouse population; and in respect of likely increases in traffic flow from the combination of all of the development, in what was a rural area.



- (c) The use of natural resources, in particular land, soil, water and biodiversity:
There is the loss of agricultural land, which is a finite resource. Based upon the submitted information it is not clear to what extent the impact will be upon soil, water or biodiversity. However, based upon the adjoining Permission development the Hedge rows are important ecology corridor that will require careful consideration in the proposal, along with any potential water flows, both surface and drainage.
- (d) The production of waste:
N/A
- (e) Pollution and nuisances:
There is the potential for this site, along with the wider development, to increase noise and air pollution associated with the activities of future residents which would impact on the existing ecosystems and wildlife movements (such as the impact upon the dormouse population).
- (f) The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge:
No information has been submitted to suggest the proposal is likely to represent a significant risk in respect of the above, and the Local Planning Authority is not aware of any.
- (g) The risks to human health (for example due to water contamination or air pollution).
No information has been submitted to suggest the proposal is likely to represent a significant risk in respect of the above and the Local Planning Authority is not aware of any.

Location of development

- 2. The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to:
 - (a) The existing and approved land use:
The site in question identified as part of Strategic Site G in the Cardiff LDP: Land East of Pontprennau Link Road. The site forms part of a wider allocation for a housing-based scheme of a minimum of 1300 homes with associated community uses, together with essential, enabling development and necessary supporting infrastructure which will be delivered in a phased manner. This site will be the last of the parcels of land to be the subject of a planning application.
 - (b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground:
unknown
 - (c) The absorption capacity of the natural environment, paying particular attention to the following areas:
 - (i) Wetlands, riparian areas, river mouths:
Unknown



- (ii) Coastal zones and the marine environment:
N/A
- (iii) Mountain and forest areas:
N/A
- (iv) Nature reserves and parks:
N/A
- (v) European sites and other areas classified or protected under national legislation:
There are no any designated sites that can easily be identified as being significantly affected by this proposal.
- (vi) Areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the project, or in which it is considered there is such a failure:
- (vii) Densely populated areas:
The area is becoming urbanised by virtue of Persimmon implementing their 1,020 dwelling and this proposal would be seen as an extension to that which would increase the population from the previous rural nature of the area but would not, in housing density, be contrary to the Council's adopted Local Development Plan (2006-2026).
- (viii) Landscapes and sites of historical, cultural or archaeological significance:
The site is not known/considered likely to be to subject of the above.

Types and characteristics of the potential impact

3. The likely significant effects of the development on the environment must be considered in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account :
- (a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected); The proposal, along with the adjoining development has/will further increase the population of this area from that of rural fields.
 - (b) The nature of the impact:
By urbanising this area, e.g roads, off street parking spaces, housing will have a significant impact upon surface water run-off and drainage from that of green fields.

The intensification of the site for housing has/will have by virtue of the travel patterns have an impact upon noise and air quality in the area and given its location consideration on the above for the future occupiers.
The proposal, along with the Persimmon development will have significant impact upon ecological corridors and the existing dormouse population.
 - (c) The transboundary nature of the impact:
There are no trans boundary issues with the proposal.



- (d) The intensity and complexity of the impact:
The intensity and complexity increases when combined with the consented Persimmon scheme which requires consideration and evidence of the potential impact upon noise, air and ecology and given the spatial relationship between the two sites it is considered that, to a degree, they are intertwined which adds to the level of complexity in the consideration of this proposal.
- (e) The probability of the impact:
Is considered high.
- (f) The expected onset, duration, frequency and reversibility of the impact:
The impact would be continuous and could not be reversed
- (g) The accumulation of the impact with the impact of other existing and/or approved development:
The impact of the proposed development when combined with the consented Persimmon Scheme will have a significant impact upon air, noise and ecology beyond the previous agricultural use of the area and different to that of the Persimmon Scheme alone.
- (h) The possibility of effectively reducing the impact.
The applicant has suggested a package of mitigations which are best considered as part of an Environmental Statement or in the form of appropriate technical submissions supporting a planning application which can be further considered as part of a formal scoping exercise.

As such, it is concluded that the applicable thresholds for requiring an Environmental Assessment are met or exceeded and that the Environmental Impacts of the development as described, when combined with the adjoining consented scheme are likely to realise such significant environmental effects as to warrant the submission of an Environmental Statement.

Yours faithfully



James Clemence
HEAD OF PLANNING

