



Marcus Goldsworthy
Head of Planning & Transportation
Vale of Glamorgan Council
Docks Offices
Barry Docks
Barry CF63 4RT

Ein Cyf/Our ref: qA1292593
Eich Cyf/Your ref: 2017/00209/SC1
Dyddiad/Date: 27 April 2017

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(WALES) REGULATIONS 2016
PROPOSED RESIDENTIAL DEVELOPMENT AT FORMER ST CYRES SCHOOL,
MURCH ROAD, DINAS POWYS – APPLICATION NO. 2017/00209/SC1**

1. I am writing to inform you the Welsh Ministers have been requested to make a screening direction under the Environmental Impact Assessment (Wales) Regulations 2016 (“the 2016 Regulations”).
2. I am authorised by the Cabinet Secretary for Environment and Rural Affairs to consider and make the screening direction.
3. The development proposed, namely ‘*Proposed residential development and community uses*’, falls within the description at paragraph 10(b) of Schedule 2 to the 2016 Regulations. Since the proposal exceeds the threshold in column 2 of the table in Schedule 2 to the 2016 Regulations, I consider the proposal to be “Schedule 2 development” within the meaning of the 2016 Regulations.



4. The views of Cadw and Natural Resources Wales (NRW) were sought and their advice is included in the Environmental Impact Assessment checklist (attached), which identifies the key areas which the Welsh Ministers considered when reaching their conclusion.
5. I have considered the advice provided by Cadw and NRW, which I accept, who have not advised that EIA is required. Taking account of that advice, the conclusions of the checklist, the selection criteria in Schedule 3 to the 2016 Regulations and the advice in the Welsh Office Circular 11/99: Environmental Impact Assessment, I am of the opinion the proposed development is not major development of more than local importance, is not proposed in a particularly environmentally sensitive or vulnerable location and is not likely to give rise to unusually complex and potentially hazardous environmental effects.
6. Accordingly, for the reasons given above and in exercise of the powers conferred by regulation 4(8) of the 2016 Regulations and the authority referred to in paragraph 2 above, I have concluded the development proposed would not be likely to have a significant effect on the environment by virtue of factors such as its nature, size or location, and I hereby direct the proposed development **is not “EIA development”** within the meaning of the 2016 Regulations.
7. You will bear in mind that my opinion on the likelihood of this development having significant environmental effects is reached only for the purposes of this direction.
8. This decision takes account of the duty placed on the Welsh Ministers, as a public body, by the Well-being of Future Generations Act 2015 (“the FG Act”) to carry out sustainable development. In order to act in accordance with the sustainable development principle, the Welsh Ministers have taken into account the ways of working set out in section 4 of ‘SPSF1: Core Guidance, Shared Purpose: Shared Future – Statutory Guidance on the Future Generations Act 2015’ by following the Environmental Impact Assessment (EIA) process. The EIA process aims to prevent, reduce or offset any significant adverse environmental effects, including long-term effects, of development proposals and enhance positive ones. The process is integrated with the planning system to ensure planning decisions consider the environmental effects of development, with engagement from statutory bodies, local and national groups and the public.
9. In reaching this decision I note the well-being duty in section 3 of the FG Act, which requires the Welsh Ministers, as a public body, in carrying out sustainable development, to take all reasonable steps to meet the Welsh Government’s well-being objectives. In accordance with section 3(2) of the FG Act and the well-being objectives of the Welsh Ministers, I consider the EIA process followed will help “manage, use and enhance Wales’ natural resources to support long-term wellbeing” by informing the decision making process on whether the proposed development project is likely to have a significant environmental effect.

10. I am copying this letter to the person who made the request to the Welsh Ministers, Cadw, Natural Resources Wales and the applicant's agent.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Alan Groves', with a horizontal line extending to the right.

Alan Groves
Senior Planning Manager
Decisions Branch
Planning Directorate

Signed under the authority of the Cabinet Secretary for Environment and Rural Affairs, one of the Welsh Ministers.

STAGE 1 – INITIAL SCREENING ASSESSMENT

1		Case Details	
A	Appeal case reference (PINS Only)		
B	LPA case reference 2017/00209/SC1		
C	LPA Vale of Glamorgan Council		
D	Appellant/Applicant BDW Wales		
E	Site address Former St Cyres School, Murch Road, Dinas Powys		
F	Brief description of development Residential development (up to 225 dwellings) and community uses		
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) Approximately 12.5ha		
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		
J	Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations? If Yes, state which area below.	Yes	No

EIA Screening Details

2			
2A Schedule 1			
(i)	Is the project Schedule 1 development as described in Schedule 1 of the EIA Regulations?	Yes	No
(ii)	<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 listed as a description of development under Column 1 of the table in Schedule 2 of the EIA Regulations?	Yes	No
	<i>If Yes, note under which description of development i.e. paragraphs 1-12. If No, complete section 3 -5 and then proceed to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. it is not Schedule 2 development and is not EIA development.</i>		
	Schedule 2, 10(b) – Urban development project		
(ii)	Does the project change or extend development described in paragraphs 1 to 12 of Column 1 of schedule 2? <i>If Yes, proceed straight to part 2C. If No, proceed to point (iii) below.</i>	Yes	No
(iii)	Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations? <i>If Yes, state which area and proceed to Section 3 as project is 'Schedule 2 development'. There is no need to consider thresholds/criteria. If No, proceed to point (iv) below.</i>	Yes	No
(iv)	Are the applicable thresholds/criteria in Column 2 exceeded/met? <i>If Yes, note which applicable threshold/criteria and proceed to Section 3 as project is 'Schedule 2 development'. If No, complete section 3-5 and then proceed to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. it is not Schedule 2 development and is not EIA development.</i>	Yes	No
	Column 2 - (ii) the development includes more than 150 dwellinghouses and Column 2 - (iii) the overall area of the development exceeds 5 hectares.		

2C		Changes or extensions to Schedule 1 or Schedule 2 development	
(i)	Does the project involve any change to or extension of development of a description listed in Schedule 1 (other than a change of extension falling within paragraph 21 of that Schedule) or in paragraphs 1 to 12 of Column 1 of the table in Schedule 2, where that development is already authorised, executed or in the process of being executed, and the change or extension when considered with the existing development as a whole, may have significant adverse effects on the environment? Provide reasons for your answer in the space below.	Yes	No
(ii)	<p><i>If Yes indicated above, proceed to point (ii). If No, complete section 3-5 and then proceed to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. is not Schedule 2 development and is not EIA development.</i></p> <p>Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations? Yes No</p> <p><i>If Yes, proceed to Section 3 as project is Schedule 2 development under paragraph 13(a) of Column 1 of Schedule 2. There is no need to consider thresholds/criteria. If No, proceed to point (iii) below.</i></p> <p>For development of a description mentioned in Column 1 of the table in Schedule 2 (paragraphs 1-12) - Are the applicable thresholds/criteria in Column 2 of that table as applied to the change or extensions (and not to the development as changed or extended) met or exceeded? Tick 'Yes' or 'No' below.</p> <p>For development of a description mentioned in a paragraph in Schedule 1 as indicated in Column 1 of the table in Schedule 2 under paragraph 13(a) - Are the corresponding thresholds/criteria in Column 2 of that table (as indicated in Column 2 under paragraph 13(a)) met or exceeded? Tick 'Yes' or 'No' below.</p>	Yes	No
(iii)	<p>Yes</p> <p>No</p>		
(iv)	If Yes indicated above, note below which applicable threshold/criteria is exceeded/met and proceed to Section 3 as project is Schedule 2 development under paragraph 13(a) of Column 1 of Schedule 2. If No, complete section 3-5 and then proceed to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. is not Schedule 2 development and is not EIA development.		

LPA / Welsh Ministers Screening - All Applications Including Reserved Matters/Conditions		
3		
(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. Screening opinion on file.	Yes No
(iv)	If Yes, is the SO/SD positive i.e. EIA is required?	Yes No
4	Reserved Matters/Conditions Applications Only	
(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)	
(i)	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

Screening Questions				
6(A)	Part 1 - Questions to be considered	Part 2 – Provide answers to questions in Part 1 (use Yes/No/Not Known) and briefly explain reasoning. If applicable, and/or known, include name of feature and approximate proximity to site	Part 3 – For all 'Yes' 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. [NB. 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 to have a significant effect / Likely to have a 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. The proposed development involves the construction of up to 225 dwellings, highway access and associated infrastructure on a site of approx. 12.05 hectares.	The land use will change from playing fields (associated with the former St Cyres School), agricultural land and woodland to residential. Whilst the scheme will introduce new housing, given the scale and nature of the proposal and considering the proximity of the site to existing residential areas it is not considered that the effect of this development is likely to be significant.	Unlikely significant effect.

Question 1(b) Cumulation with Other Development

<p>(i) 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?</p>	<p>Yes. The proposed development would extend the built settlement of Dinas Powys which is adjacent to the north and west of the site.</p>	<p>Although the additional housing would increase the size of the adjacent settlement, the scale of the development is unlikely to lead to significant cumulative effects.</p> <p>I have also (in respect of impact on the highway network) considered the cumulative effects of this proposal with those of the proposed residential development at Caerleon Rd, Dinas Powys for up to 70 dwellings (Application no. 2014/00282/OUT). I note the potential cumulative effects on the highway network were considered in the Transport Assessment associated with application 2014/00282/OUT and the Council does not consider any cumulative impacts to be significant.</p>	<p>Unlikely significant effect.</p>
<p>(ii) Are there any plans for future land uses on or around the location which could be affected by the project?</p>	<p>No.</p>	<p>N/A</p>	
<p>(iii) Is the Project likely to lead to transfrontier effects?</p>	<p>No.</p>	<p>N/A</p>	

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. Small take up of agricultural land. Also, a limited amount of resources during construction and ongoing use of water and energy during operation.	The scale of development is unlikely to lead to any significant effect on resource use.	Unlikely significant effect.
Question 1(d) Production of Waste			
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes. There may be construction waste.	It is not considered that the effect of this development is likely to be significant.	Unlikely significant effect
Question 1(e) Pollution and Nuisances			
(i) 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.	N/A	
(ii) Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Yes.	Combustion of fossil fuels from construction plant and vehicles. Dust may be produced from construction vehicles.	Unlikely significant effect
(iii) Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	No.	It is not considered that the effect of this development is likely to be significant. N/A	

(iv) 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?	No.	N/A	
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	Possibility of accidents during construction phase but Health and safety requirements and legislation would be the appropriate method for dealing with this issue. It is not considered that the risk of accidents during construction or operation is likely to be significant.	Unlikely significant effect.
CRITERION 2. LOCATION OF DEVELOPMENT			
Question 2(a) Existing Land Use			
(i) Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Yes. The residential development will provide up to 225 homes, and will generate limited employment during construction.	Due to the scale of development, any effect on housing and employment is unlikely to be significant.	Unlikely significant effect.
(ii) 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?	No.	N/A	
(iii) 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?	Yes. Additional traffic will be generated by the development.	Due to the scale of development the effect of any additional traffic is unlikely to be significant.	Unlikely significant effect.

(iv) Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. Small take up of agricultural land, playing field and woodland.	Due to the scale of development any effect on greenfield land is unlikely to be significant in EIA terms.	Unlikely significant effect.
(v) Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	No.	N/A	
(vi) 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?	No.	N/A	
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?	No.	N/A	
Question 2(c) Absorption Capacity of the Natural Environment			
(i) 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. The proposed site is within 3km of the following protected sites:: <ul style="list-style-type: none"> • PENARTH COAST SSSI • COSMESTON LAKES SSSI • SEVERN ESTUARY SSSI/SAC 	NRW were consulted on the protected sites and provided the following advice: “We note that the proposed development is within 3km of a series of protected sites as listed in your consultation letter, the nearest being the Cog Moors SSSI which is approximately 1.1km away. Due to the characteristics and location of the proposed development as defined in Schedule 3 of the 2016 regulations, we do not consider that there will be a likely significant effect on	Unlikely significant effect.

	<ul style="list-style-type: none"> • CWM CYDFIN, LECKWITH SSSI • COG MOORS SSSI • BARRY WOODLANDS SSSI <p>Yes. The proposed site is within 3km of the following Scheduled Ancient Monuments:</p> <ul style="list-style-type: none"> • GM227 Penarth Churchyard Cross (Now in St Augustine's Church) • GM021 Dinas Powis Castle • GM535 Cogan Deserted Medieval Village • GM583 Ely Tidal Harbour Coal • Staithe Number One • GM024 Tyn y Coed Earthwork • GM378 Middleton Moated Site • GM209 Pillar-Cross in Llandough Churchyard • GM023 Cwm George Camp 	<p>these sites.”</p> <p>The full advice of NRW is attached in their letter of 18 April at Annex A.</p> <p>Cadw were consulted on the Scheduled Ancient Monuments and their advice concluded:</p> <p>“The proposed development will not have an impact on the settings of any registered historic park and gardens and is unlikely to have more than a slight impact on any scheduled monument or listed building. We therefore consider that the impact of the proposed development on the historic environment will not be significant and therefore an Environmental Impact Assessment is not required.”</p> <p>The full advice of Cadw is attached in their letter of 18 April at Annex B.</p>	<p>Unlikely significant effect.</p>
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	<ul style="list-style-type: none"> • GM431 Romano-British Farmstead, Dinas Powys Common <p>A number of Registered Parks and Gardens and Listed Buildings are also within 3 km of the site.</p>		
(ii) Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	No.	N/A	
(iii) 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. Dormice (a European Protected Species) have been recorded in the area.	<p>NRW were consulted on the protected species and provided the following advice:</p> <p>“We are aware that that Dormice have been recorded in the area. Dormice are a European Protected Species protected under the Habitats Regulations (1994) as amended. When considering the criteria set out in Schedule 3 it is our view that the proposal is not likely to have a likely significant effect on dormice.”</p>	
(iv) Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No.	N/A	

<p>(v) Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project, but which are not protected sites? (see 2(c)(i) if located in or near to a protected site)</p>	<p>No.</p>	<p>N/A</p>	
<p>(vi) Is the project in a location where it is likely to be highly visible to many people?</p>	<p>Yes. The proposed residential development will be visible to the exiting residential areas to the north and west.</p>	<p>Due to the nature of the development (residential), the site would be viewed as an extension of the existing settlement. It is not considered that the effect of this development is likely to be significant.</p>	<p>Unlikely significant effect.</p>
<p>(vii) Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project, but which are not designated as historical assets? (see 2(c)(i) if located in or near to designated historical assets)</p>	<p>No.</p>	<p>N/A</p>	
<p>(viii) Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?</p>	<p>Yes. See 2(c)(vi) above</p>	<p>Due to the nature of the development (residential), the site would be viewed as an extension of the existing settlement. It is not considered that the effect of this development is likely to be significant.</p>	<p>Unlikely significant effect.</p>
<p>(ix) 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?</p>	<p>No.</p>	<p>N/A</p>	

<p>(x) 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?</p>	<p>No.</p>	<p>N/A</p>	
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6(B). **Assessment of Significance (AoS) Criteria**
TO BE USED ONLY IF ANSWERS IN PART 2 (COLUMN 2) OF SECTION 6(A) ARE 'YES'


1.	Will there be a large change in environmental conditions?
2.	Will new features be out-of-scale with the existing environment?
3.	Will the effect be unusual in the area or particularly complex?
4.	Will the effect extend over a large area?
5.	Will there be any potential for transfrontier impact?
6.	Will many people be affected?
7.	Will many receptors of other types (fauna and flora, businesses, facilities) be affected?
8.	Will valuable or scarce features or resources be affected?
9.	Is there a risk that environmental standards will be breached?
10.	Is there a risk that protected sites, areas, features will be affected?
11.	Is there a high probability of the effect occurring?
12.	Will the effect continue for a long time?
13.	Will the effect be permanent rather than temporary?
14.	Will the impact be continuous rather than intermittent?
15.	If it is intermittent will it be frequent rather than rare?
16.	Will the impact be irreversible?
17.	Will it be difficult to avoid, or reduce or repair or compensate for the effect?

Summary of features of project and of its location	
a	Characteristics of development
(i)	Development for residential purposes of site of approx. 12.05 hectares to provide up to 225 dwellings together with highway access works, community and recreational uses.
b	Location of development
	Land at former St Cyres School, Murch Road, Dinas Powys
c	Characteristics of the potential impact
	<p><u>Protected Sites</u></p> <ul style="list-style-type: none"> • Penarth Coast SSSI • Cosmeston Lakes SSSI • Severn Estuary SSSI/SAC • Cwm Cydflin, Leckwith SSSI • Cog Moors SSSI • Barry Woodlands SSSI <p><u>Scheduled Ancient Monuments</u></p> <ul style="list-style-type: none"> • GM227 Penarth Churchyard Cross (Now in St Augustine's Church) • GM021 Dinas Powis Castle • GM535 Cogan Deserted Medieval Village • GM583 Ely Tidal Harbour Coal Staithe Number One • GM024 Tyn y Coed Earthwork • GM378 Middleton Moated Site • GM209 Pillar-Cross in Llandough Churchyard • GM023 Cwm George Camp • GM431 Romano-British Farmstead, Dinas Powys Common

	<p><u>Registered Parks and Gardens</u></p> <ul style="list-style-type: none"> • GM37 Penarth, Alexandra Park • GM42 Cwrt-yr-ala <p><u>European Protected Species</u></p> <ul style="list-style-type: none"> • Dormice <p>The proposed residential development falls, in my opinion, within the description in paragraph 10 (b) in Column 1 of the Table in Schedule 2 to the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 (“the 2016 Regulations”) as an urban development project. In considering this case I have given due regard to the selection criteria in Schedule 3 to the 2016 Regulations, the general guidance in Welsh Office Circular 11/99 : Environmental Impact Assessment (“Circular 11/99”) and the Indicative Criteria and Thresholds in paragraphs A18 and A19, in Annex A of Circular 11/99, which states:</p> <p><i>A18. In addition to the physical scale of such developments, particular consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination (paragraph 41).</i></p> <p><i>A19. Development proposed for sites which have not previously been intensively developed are more likely to require EIA if:</i></p> <p><i>The site area of the scheme is more than five hectares; or</i></p> <p><i>It would provide a total of more than 10,000m³ of new commercial floorspace; or the development would have a significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)</i></p> <p>Whilst I note the site area of the proposed development would be more than 5 hectares, the number of proposed residential units would be substantially below the indicative number of dwellings considered to generate a significant urbanising effect in a previously non-urbanised area.</p>
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		<p>I appreciate the criteria and thresholds in Annex A of Circular 11/99 are indicative only.</p> <p>I accept the advice provided by the consultees. CADW and Natural Resources Wales, who are of the opinion that the proposed development would not have a significant impact on the historic environment/environment and that EIA is not required.</p> <p>Taking account of the above considerations, and the results of the screening assessment, I conclude the proposal does not constitute major development of more the local importance, is not proposed in a particularly environmentally sensitive or vulnerable location and is not likely to give rise to unusually complex and potentially hazardous environmental effects.</p> <p>My recommendation is that EIA is not required.</p>		
(ii)	If a SO/SD has been provided do you agree with it?		Yes	No
(iii)	Is EIA required?		Yes	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 Regs 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 Regs.		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 Regs.

Name and Job Title of Assessor	Marged Wyatt, Planning Manager, Decisions Branch, Planning Directorate	
Date of Assessment	26 April 2017	
9A Sign-off		
Name and Job Title of Countersigning Officer	Alan Groves, Senior Planning Manager, Decisions Branch, Planning Directorate	
Comments of Countersigning Officer ¹	I agree the assessments made above and the conclusion that EIA is not required for the proposed development.	
Signature		
Date	26 April 2017	

¹ Comments should reflect whether conclusions/recommended actions of assessor are agreed with.



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: **CAS-31847-M8K7**
Eich cyf/Your ref:

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FAO: Ceri Litherland

Planning Division
Welsh Government
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CF10 3NQ

18 April 2017

Annwyl Syr/Madam / Dear Sir/Madam,

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING OPINION – PROPOSED RESIDENTIAL DEVELOPMENT AT FORMER ST CYRES SCHOOL, MURCH ROAD, DINAS POWYS.

Thank you for your letter dated 28 March 2017 requesting Natural Resources Wales (NRW) views on whether the above propose development is likely to have a significant environmental effect.

From the information provided we consider that the proposed development is not likely to have a significant effect on the environment. Our reasons are explained below.

Protected Sites

We note that the proposed development is within 3km of a series of protected sites as listed in your consultation letter, the nearest being the Cog Moors SSSI which is approximately 1.1km away. Due to the characteristics and location of the proposed development as defined in Schedule 3 of the 2016 regulations, we do not consider that there will be a likely significant effect on these sites.

Protected Species

We are aware that that Dormice have been recorded in the area. Dormice are a European Protected Species protected under the Habitats Regulations (1994) as amended.

When considering the criteria set out in Schedule 3 it is our view that the proposal is not likely to have a likely significant effect on dormice.

We advise that the application includes a comprehensive ecological assessment of any impacts of the proposals on dormice, and detailed mitigation proposals that are sufficient to enable the Local Planning Authority (LPA) to determine that the proposals will not be detrimental to the maintenance of the favourable conservation status of dormice. The assessment of impacts on dormice should be based on up-to-date survey information.

Further to this, we advise that we do not have any records of any other species listed under tables 1, 2 or 3 of annex 8 of Technical Advice Note 5: Nature Conservation and Planning.

Our advice is made without prejudice to comments we may subsequently wish to make when consulted on any planning application, the submission of more detailed information or an Environmental Statement.

If you have any further queries, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Barratt

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales



Llywodraeth Cymru
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ANNEX B

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Ceri Litherland
Decisions Branch
Planning Directorate
[By Email]

Eich cyfeirnod Your reference	qA1292593
Ein cyfeirnod Our reference	
Dyddiad Date	18 April 2017
Llinell uniongyrchol Direct line	03000 259098
Ebost Email:	helen.may2@wales.gsi.gov.uk

Dear Mr Litherland

EIA Screening Request - Proposed residential development at former St Cyres School, Murch Road, Dinas Powys

This advice is given in response to a screening request as to the need or not for the above planning application to be accompanied by an Environmental Impact Assessment (EIA).

We have assessed the characteristics of the proposed development and its location within the historic environment, in particular, the likely impact on designated or registered historic assets of national importance. In assessing if the likely impact of the development is significant we have considered the extent to which the proposals affect those nationally important historic assets that form the historic environment, including scheduled monuments, listed buildings, registered historic parks, gardens and landscapes.

Scheduled Monuments

The following scheduled monuments are located within 3km of the site of the proposed development;

GM021	Dinas Powis Castle
GM023	Cwm George Camp
GM024	Tyn y Coed Earthwork
GM209	Pillar-Cross in Llandough Churchyard
GM227	Penarth Churchyard Cross (Now in St Augustine's Church)
GM378	Middleton Moated Site
GM431	Romano-British Farmstead, Dinas Powys Common
GM535	Cogan Deserted Medieval Village
GM583	Ely Tidal Harbour Coal Staithe Number One

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



Intervening topography, vegetation and buildings block all views of the proposed development from the scheduled monuments Pillar-Cross in Llandough Churchyard (GM209), Penarth Churchyard Cross (Now in St Augustine's Church) (GM227), Middleton Moated Site (GM378) and Ely Tidal Harbour Coal Staithe Number One (GM583). There will consequently be no impact on the settings of these scheduled monuments.

Vegetation covers scheduled monuments Dinas Powis Castle (GM021), Cwm George Camp (GM023) and Tyn y Coed Earthwork (GM024) and this is likely to block views of the development from them. However, if views are available, the development will be seen from these scheduled monuments in a similar way to the view from Romano-British Farmstead, Dinas Powys Common (GM43), which is as an extension to the current settlement at Dinas Powys. At most this will constitute as very slight impact on the settings of these scheduled monuments.

It is also likely that intervening topography, vegetation and buildings will block all views of the proposed development from of scheduled monument Cogan Deserted Medieval Village (GM535). However, if views are possible it is unlikely that the impact of the proposed development on the setting of the monument will be more than slight.

In conclusion, the intervening topography, vegetation and buildings block most views of the proposed development from the scheduled monuments inside 3km of its site. Where views are possible, we consider that the impact of the proposed development of the setting of the scheduled monument is unlikely to be more than slight.

Registered Parks and Gardens

The following registered historic parks and gardens are located within 3km of the site of the proposed development;

GM37 Penarth, Alexandra Park
GM42 Cwrty-yr-ala

Intervening topography, vegetation and buildings block all views of the proposed development from the registered historic parks and gardens identified above. Consequently, we consider that there will be no impact on the settings of these registered historic assets.

Listed Buildings

Please see Annex 1 of this letter for details of listed buildings located within 3 km of the site of the proposed development.

Intervening topography, vegetation and buildings are likely to block all views of the proposed development from the listed buildings identified in Annex 1, apart from Little Orchard (87496). If views are available, the development will be seen as an extension to the current settlement at Dinas Powys and at most this will constitute a very slight impact.

The development could potentially have a more significant impact on the modern residential development of Little Orchard (87496), as the boundary of the proposed application area is less than 20m away. However, the closest part of the proposed application area to the listed buildings is a significant area of existing woodland and this will prevent new development being constructed close to the listed buildings. It is therefore unlikely that the impact of the proposed development on Little Orchard (87496) will be more than slight.

In conclusion, the intervening topography, vegetation and buildings block most views of the proposed development from the listed buildings inside 3km of its site. Where views are possible, we consider that the impact of the proposed development on the setting of the listed buildings is unlikely to be more than slight.

Conclusion

The proposed development will not have an impact on the settings of any registered historic park and gardens and is unlikely to have more than a slight impact on any scheduled monument or listed building. We therefore consider that the impact of the proposed development on the historic environment will not be significant and therefore an Environmental Impact Assessment is not required.

Yours sincerely

Helen May
Diogelu a Pholisi/ Protection and Policy

Annex 1

The following listed buildings are located within 3km of the site of the proposed development;

Grade I

13347 St Augustine's Parish Church, Church Place
13612 Church of St Michael

Grade II*

13370 St Peter's Church
13625 Church of St Andrew
13626 The Old Rectory

Grade II

13335 No.41 Albert Road (Post Office)
13336 Pillar Box Outside The Post Office, Albert Road
13337 Albert Road County Infants School, Albert Road
13338 No.17 Albert Road (School House)
13339 Telephone Call-Box On The Edge Of Albert Road Gardens, Albert Road
13340 Cenotaph, Alexander Park
13341 No.20 Archer Road
13342 No.22 Archer Road
13343 No.24 Archer Road
13344 No.25 Victoria Road, Archer Road
13345 N.Lodge To Windsor Gardens (Piermaster's Lodge) Bridgeman Road
13346 Remains Of Cwrt-Y-Vil Grange (Generally Known As Cwrt-Y-Vil Castle) Castle Avenue
13348 Telephone Call-Box At The Corner With Church Avenue, Clive Place
13349 Footbridge At Cogan Station, Cogan Hill
13350 Customs House, Docks Road
13351 Marine Buildings, Dock Road
13352 Inn At The Deep End (Former Penarth Baths & Supervisor's Office) The Esplanade
13353 Penarth Yacht Club House, The Esplanade
13354 Telephone Call-Box In Front Of The Pavilion And Pier, The Esplanade
13355 Penarth Pier (Including Pavilion & Shops) The Esplanade
13356 No.13 Marine Parade (Greylands)
13357 No.14 Marine Parade (Leigh Holme)
13358 Headlands School, Paget Place
13359 No.2 Plymouth Road
13360 No.4 Plymouth Road
13361 No.6 Plymouth Road
13362 No.8 Plymouth Road
13363 No.10 Plymouth Road
13364 Turner House Art Galley, Plymouth Road
13365 Telephone Call-Box Close To The Junction With Stanwell Road, Plymouth Road
13366 Public Library, Stanwell Road
13367 Trinity Methodist Church, Stanwell Road
13368 Church Hall Attached To Trinity Methodist Church, Stanwell Road
13369 Telephone Call-Box Outside Nos.5 & 5a Royal Buildings, Station Approach
13371 No.1 Tower Hill Avenue
13372 No.2 Tower Hill Avenue
13373 No.3 Tower Hill Avenue
13374 No.4 Tower Hill Avenue
13375 No.5 Tower Hill Avenue
13376 Coastguard Cottage (No.2 Marine Parade) Tower Hill Avenue
13377 Paget Rooms, Victoria Road
13378 No.20 Victoria Road (St.Anne's)
13379 No.22 Victoria Road (St.Margaret's)
13380 The Red House
13381 All Saints Parish Hall
13382 Windsor Arcade Building
13383 Lloyd's Bank, Windsor Road
13384 Woodland Hall, Woodland Place

13385 St. Joseph's Church
13386 St. Joseph's Presbytery, Wordsworth Avenue
13392 Downs Farmhouse
13430 Pound Cottage
13431 Former National School and School-house
13432 Church of St Dochdwy
13449 Telephone Call-box
13458 Planned group of farmyard buildings at Cog Farm
13459 Eight rickstands to N side of Cog Farm
13460 Cog House
13481 Nos 1, 2, 3 Church Cottages
13624 Remains of Dinas Powis Castle
13638 Church of St John the Baptist
13775 Former Cardiff and District Western District Sewerage Pumping Station.
15765 Barons Court PH
26488 Lychgate at Church of St Michael
26489 Cwrt-yr-Ala House
26490 The Old Dairy at Cwrt-yr-Ala
26501 Churchyard cross in St Andrew's Churchyard
26502 Church of St Peter
26503 Garn-hill and attached garden terrace
26504 Dinas Powys Parish Hall
26505 Old Court
26506 War Memorial
26507 The Mount
26508 The Bier House in St Andrew's Churchyard
26509 Biglis Farmhouse
26510 Barn at Biglis Farm
26512 Lon Twyn
26972 Barn at Home Farm
26973 Limekiln
87496 1-6 Little Orchard
87494 Sea Roads
87656 Nicells