

EIA SCREENING PROFORMA

EIA Initial Screening

1	Case Details	
a	Applicant/Agent	
	Mr Nathan Slater Dock Offices	
	Subway Road	
	Barry	
	CF63 4RT	
b	Vale of Glamorgan reference	Received
	2020/00874/RG3	29/07/20
c	WG case reference – If Applicable	
d	Site Address	
	St. Nicholas Church In Wales Primary School, St. Nicholas	
e	Brief description of development	
	Proposed replacement primary school including additional nursery provision and associated works	
f	Reserved matters?	No
	Approval of Non Material Amendment?	No
	Approval of conditions?	No
	Variation or removal of a condition?	No
	Description of development subject of the related planning permission:	
	Notes:	
g	Area of development/works/new floor space (as appropriate)	

h	Is this a request for a Screening Opinion under Paragraph 5 of the 2017 Regs?	No
	If Yes, complete the remainder of this form and provide (adopt) the screening opinion within 21 days.	

2	Reserved matters/conditions/NMA Applications Only	
a	Was an EIA Report required for the original PP?	Yes / No
a(i) If No	If EIA report was not required, has there been any change to the site or its context? (i.e. have there been any new designations such as SSSI, Listed Buildings, new development in the context of the site, etc.)	Yes / No
	If yes, what are the implications of the change? Is re-screening necessary?	
	Notes:	
	If re-screening is necessary, please complete question 4 and the detailed screening section of this form.	
a(ii) If Yes	If EIA Report was submitted with the Original application, has any of the baseline information on which that Report was based changed?	Yes / No
	If yes, what are the implications of the change? Is re-screening necessary?	
	Notes:	
	If re-screening is required, please complete question 4 and the detailed screening section of this form.	

3	Full & Outline Applications Only	
a	Is the development Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017?	No
	If Yes, under which description of development does it fall? (specify number)	
	Notes:	

<p>If the development is Schedule 1 and a screening opinion has not been requested by the developer, the planning application must be considered as a request for a screening opinion, under section 5 and 6 of the 2017 Regulations. If within schedule 1, the development is EIA development by definition. Please complete question 4. Although not necessary, the completion of the detailed screening section of this form will assist in the identification of the topics to be considered in the EIA report that will need to be submitted.</p>		
b	<p>Is the development Schedule 2 development as described in Column 1 of Schedule 2 of the 2017 Regulations?</p>	Yes
	<p>If Yes, under which description of development in Column 1 does it fall? (specify number)</p>	
	<p>10. Infrastructure projects</p> <p>(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas</p>	
	<p>Does the development exceed the thresholds specified in Column 2 of Schedule 2 of the 2017 Regulations?</p>	
	<p>Yes</p> <p>The development would exceed the threshold in that the site edged in red and area of development covers an area greater than 1 hectare, for the redevelopment of the site as school and associated works.</p>	
<p>If Schedule 2 development exceeds the Column 2 thresholds and a screening opinion has not been requested, the application must be considered as a request for a screening opinion. Please complete question 4 and the detailed screening section of this form.</p>		
c	<p>If not Schedule 1 or Schedule 2 development, is it appropriate to complete the full EIA form for this development for any other reason? Please consider the following:</p>	
	<p>Could the development be EIA development when considered in combination with other existing or planned development (with the benefit of planning permission), either associated with the proposal or in the area and having similar environmental effects? (If yes, completed question 4 and the detailed screening section of this form.)</p>	No
	<p>Is it 'likely' that the development would result in any 'significant' environmental effects (both positive and negative) in the form of: (please indicate 'yes' and provide supporting justification for any of the possible relevant topics)</p>	
	Air Quality	
	Noise & Vibration	

Ecology	
Landscape/Townscape and Visual Impact	
Ground Conditions (Geology & Contamination)	
Flood Risk & Water Resources	
Archaeology	
Built Heritage	
Waste	
Climate Change	
Transport and Access	
Soils and Agriculture	
Human Health	
Socio Economics	
Lighting	
Aviation	
Telecommunications	
Electromagnetic Interference (wind turbines)	
Daylight Sunlight and Overshadowing (wind turbines)	
Wind Microclimate (wind turbines)	
Shadow Flicker (wind turbines)	
Sustainability	
Risk of major accidents and/or disasters	
If the answer to any of the questions above is Yes, please specify here the likely significant effect that is envisaged.	
Notes:	

If yes, please complete question 4 and the detailed screening section of this form.

4	Is detailed EIA screening required?	YES	If Yes, complete the remainder of this form.
	Name:	SK	
	Date initial screening completed:	12/08/20	

EIA Detailed Screening

5	Information Submitted		
	Has the following information/details been submitted?		
	A Plan sufficient to identify the land?	Yes	If Yes, is this adequate? Yes
	A brief description of the nature and purpose of the development?	Yes	If Yes, is this adequate? Yes
	A description of the likely effects on the environment as a result of the proposal - i.e. a Screening Report? (NB. only required if this is a request for a Screening Opinion under section 5 of the Regulations)	not applicable	If Yes, is this adequate? Yes / No
	For Res Matters and CD, sufficient information to identify any previous planning permissions granted in respect of which a subsequent application has been made? (only required if this is a request for a Screening Opinion under section 5 of the Regulations)	not applicable	
	Notes:		
	If the answer to any of the above is No, request additional information from the applicant.		

6	Cumulative Effects	
a	Is the development an extension or change to an existing development / facility / operation? (If yes, provide details of that existing development – e.g. size, footprint, type of operation if different to the proposed development, etc.)	Yes

	Please specify: The application proposes the redevelopment of the existing school site in St Nicholas. The existing school building occupies the southern part of the site, with playing fields to the north. The proposed development consists of a new single storey primary school (to the north of the existing school to allow construction whilst the existing school remains open), associated landscape and parking facilities. The proposal will have a gross internal floor area of 1432m ² . The proposal is to increase the capacity of the school to 210 primary pupils with an associated 24 (FT) nursery. The proposed building is single storey with a double height hall element of approximately 9.5meters at its tallest point, the ridge of the hall roof. The eaves level of the single storey classroom pitched roofs is approximately 3.4 meters.	
b	Is the development in an area where there is other existing development or other planned development with the benefit of planning permission that has similar environmental impacts?	No
	Please specify:	
c	Is it reasonable to consider the cumulative effects of the existing development in this screening opinion? (Please justify your reasoning)	No
	Notes:	
	If Yes, please complete the remainder of the form considering the cumulative effects of the existing associated development and the proposed development.	

7. CHECKLIST			
Topics to be considered	Will there be an impact? What will the impact be? What/Who are the receptors of that impact? (Receptors can include people living in the area/travelling through the area, SLA, Listed Buildings, SSSI, the Habitats of protected species, etc.)	Is this likely to result in a Significant effect? Yes/No Please Justify, considering the type of impact and the receptors of that impact.	Is there any standard mitigation that could manage, reduce or overcome the significant effect?
Construction, Operation and Decommissioning			

1	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.)?	The proposal includes the demolition of the existing school building, and the construction of a new school in a different location. The school is at the heart of the community surrounded by residential uses. Receptors are the people living in the area, the nearby St Nicholas Church is listed.	No significant effect. This is an existing active school site and whilst the area of development will be larger and there will inevitably be some disturbance during construction this will be short term and will not result in a significant effect.	
2	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?	The school is part of the 21 st Century schools programme and will target net zero carbon as well as BREEAM excellent rating. In order to achieve this, the design will incorporate renewable/low carbon technology in the form of roof/canopy mounted photovoltaic panels and air source heat pumps	No significant effect. The project is targeting BREEAM excellent.	
Waste and Pollutants from the Project				
3	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		
4	Will the Project produce solid wastes during construction or operation or decommissioning?	No		
5	Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	No		

6	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		
7	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?	No		
8	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	No		
Noise, vibration, overshadowing, etc.				
9	Will the Project cause noise and vibration or release of light or heat energy?	The proposal includes the demolition of the existing school building, and the construction of a new school in a different location. The school is at the heart of the community surrounded by residential uses. Receptors are the people living in the area, the nearby St Nicholas Church is listed.	No significant effect. This is an existing active school site and whilst the area of development will be larger and there will inevitably be some disturbance during construction this will be short term and will not result in a significant effect. The application has been accompanied by an Environmental Noise Assessment	
10	Will the Project result in any impact on daylight, overshadowing, shadow flicker, etc.?	No		
11	Will the Project have any impact on Electromagnetic interference or wind microclimate?	No		

International or National Designations			
12	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, which could be affected by the project?	The existing school building is located within the St Nicholas conservation area, the replacement school building will be outside but adjacent. To the north of the site is the Ely Valley & Ridge Slopes SLA. The nearby St Nicholas Church (Grade II* Listed)	No significant effect. This is a redevelopment of an existing active school site which does not extend beyond the existing boundary of the school.
Ecology			
13	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?	The site is dominated by amenity grassland, hardstanding and buildings with other habitats comprising mixed plantation woodland, poor semi-improved grassland, stand-alone trees and species poor hedgerow. There is one pond (standing water) within the site boundary.	No significant effect. This is a redevelopment of an existing active school site. The application has been accompanied by a Preliminary Ecological Appraisal (PEA) and BREEAM Ecology Report, and a Bat Report.
14	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?	No	
15	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	
Landscape and Visual Impact			
16	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No	

17	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project (SLA, Heritage Coast, etc.)?	The area to the north of the site boundary is a Special Landscape Area – Ely Valley and Ridge Slopes.	No significant effect. This is a redevelopment of an existing active school site.	
18	Is the project in a location where it is likely to be highly visible to many people?	No.		
Highways and Footpaths				
19	Are there any routes 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. The Public Right of Way Network linking to St Nicholas would not be directly affected by the proposal		
20	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?	The transport routes around the school are susceptible to congestion during school drop off and pick up times.	<p>This is a redevelopment of an existing active school site. There are acknowledged problems of short term congestion in St Nicholas during school drop off and pick up times at the existing school.</p> <p>There are potential impacts on the surrounding highway network that may be considered as being significant. Although the level of impacts and how it will affect receptors will be determined through the application process and following receipt of comments from the Councils Highway Development Team and other related departments.</p> <p>The application has been accompanied by a full Transport Assessment.</p>	It is considered that the impacts can be mitigated. This would be through the provision of on-site parking for staff, parent drop off areas, in addition to a management plan for the school / Travel Plan and other necessary measures as set out by the Councils Highway Development Team, both within the site and outside of the site to effectively manage any significant impacts on the highway network.

Archaeology and Built Heritage				
21	Are there any Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens of any other areas or features of historic or cultural importance on or around the location which could be affected by the project?	The existing school building is located within the St Nicholas conservation area, the replacement school building will be outside but adjacent. The nearby St Nicholas Church (Grade II* Listed)	No significant effect. This is a redevelopment of an existing active school site which does not extend beyond the existing boundary of the school.	
22	Is the Project in an area known to be of Archaeological importance?	No		
Adjoining Land Uses and Population				
23	Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No		
24	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?	The site is surrounded to the east, west and south by residential properties. The area to the north of the school, the playing field, is identified as an area of public open space.	No significant effect. No significant effect. This is a redevelopment of an existing active school site which does not extend beyond the existing boundary of the school.	
25	Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	The proposed development is at the centre of the village St Nicholas	No significant effect. This is a redevelopment of an existing active school site which does not extend beyond the existing boundary of the school.	
26	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?	The proposed site is an existing school. Nearby is St Nicholas Church.	No significant effect. This is a redevelopment of an existing active school site which does not extend beyond the existing boundary of the school.	

27	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		
28	Are there any planning permissions or LDP allocations for future land uses on or around the location which could be affected by the project?	There is an LDP allocation MG2 (46) – Land to the East of St Nicholas and the allocated site has been built out.	No significant effect. The school will be available to the residents of new housing development.	


Natural Hazards and Climate Change

29	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?	No		
30	Will the project have an impact on Climate Change (positive or negative)?	The school is part of the 21st Century schools programme and will target net zero carbon as well as BREEAM excellent rating. In order to achieve this, the design will incorporate renewable/low carbon technology in the form of roof/canopy mounted photovoltaic panels and air source heat pumps	No significant effect	

Cumulative Effects with Future Development

31	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 development that has planning permission or is allocated within the LDP?	No		
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8. CONCLUSIONS	
Is an EIA report required?	No
If yes, what topics should be covered by the EIA Report?	
List of Topics:	

9	Name:	Emma Watkins
	Date detailed screening completed:	09/09/2020
	Authorised by:	
	Date Authorised:	09/09/2020