

EIA Screening Assessment.

Application No.:	P2022/1035	
Site Location:	Site Of Proposed Neath Port Talbot Harbourside College Land South Of The A4241, Port Talbot, SA13 1RS	
Description:	Request for Screening opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 for the erection of a proposed college and associated development.	
Date of submission:	02.12.2022	
Relevant Regulation:	- 1999 Regs submitted between 1999 and the 29 Feb 2016 - 2016 Regs submitted on or between 1 March 2016 and 15 May 2017. - 2017 Regs. Submitted on or after 16 May 2017.	
Schedule 1.		
Is the project Schedule 1 Development?		No
Does the project change or extend development described in schedule 1?		No
Schedule 2.		
Is the project listed as a description of development under column 1 of Schedule 2?		10 Infrastructure Proejects (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;
Are the applicable thresholds/criteria in column 2 exceeded/met?		Yes (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development
Does the project change or extend development described in column 1 of schedule 2?		No
Is the Project located wholly or partly within a 'Sensitive area'? Sensitive Areas are: - SSSI. - National Park. - World Heritage Site. - A scheduled Ancient Monument.		NO

- ANOB. - A European Site – SAC, CSAC etc.		
Have the Welsh Ministers issued a screening Direction?	If Yes, is the direction that the development is EIA Development? If yes, has an EIA been submitted with the application? If direction is that the project is not EIA then no screening required.	No
Has an ES been submitted?	If Yes proceed to validation.	No

Based on the above information is a Detailed Screening Opinion Required? If yes proceed to screening report. If no, no further action is required.

Yes – See detailed report



Case Officer's Signature:

Date: 20.01.2023

Detailed EIA Screening Assessment.

In answering the following questions due regard must be given to the impact of the development 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);
- (b) the nature of the impact;
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved development;
- (h) the possibility of effectively reducing the impact.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
Criterion 1. Character of Development		
Question 1a Size and Design of Development.		
Will the design, Construction, Operation or decommission of the project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies etc)?	The proposal is to develop a 4.02ha cleared, brownfield site. The land was formerly used as part of the steelworks and docks. The proposal is to construct a sixth form college (1400 students; 150 teaching staff; and 50 non-teaching staff). The main feature of the development would be a four storey college building with a floor area of ~11,981sqm. Associated with this would be landscaping and car parking. The land use would change to an educational land use; it is accepted that the site is largely flat and topography would not change significantly; it is accepted that the impacts from construction and decommissioning would be concentrated in the site. <i>Landscape and visual amenity</i> Yes - The site would accommodate a large 4 storey building and associated	Landscape and visual amenity - Not likely to be significant Construction noise / vibration - Not likely to be significant, subject to mitigation. Traffic and access - Not likely to be significant, subject to mitigation. Flood risk and water quality - Not likely to be significant, subject to mitigation. Waste & Ground conditions - Not likely to be significant, subject to mitigation. Biodiversity - Not likely to be significant, subject to mitigation. Socio-economic - Not significant

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	development. This development would be within an established urban environment, characterised by larger commercial, industrial and institutional buildings mitigating the impact. <i>Construction noise/ dust / vibration</i> Yes- The proposal would involve construction activity with consequent noise, dust, vibration etc. The site is isolated from sensitive receptors and impacts can be reduced by appropriate mitigation such as timing of works. <i>Traffic and access</i> Yes - All phases of development will generate traffic. The site is located in a position where it is accessible to the Town's main road network and strategic road network and close to the train station / bus routes. The road network serving the site is modern and of a high capacity and standard. Appropriate construction methods, active travel measures and travel plans can mitigate potential impacts. <i>Flood risk</i> Yes - The site is located within Zone B and Zone C1 of the current TAN 15 DAMS map (and flood zone 2/3 of the revised map). As an educational use it is also identified as Highly Vulnerable Development (~1700 people occupying the site when in operation). It is a site protected by flood defences. No pluvial flooding issues are identified locally. Mitigation through appropriate design	

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	and flood risk planning are considered likely to reduce the significance of this effect. <i>Waste & Ground conditions</i> Yes - The site is identified as being potentially contaminated and reflects its industrial heritage. The proposed development may cause effects associated with ground works (such as stripping topsoil, earthworks etc.). Addressing contaminated land issues may result in waste soils from the site. Contaminated land could affect future occupiers of the site. Appropriate mitigation can be secured to reduce the significance of these effects and to ensure appropriate remediation and waste management. <i>Air and Water Quality</i> Yes - Works at the site will expose soils and potentially lead to air quality / water quality impacts in construction. In operation the development will generate emissions (foul water flows, traffic and emissions from heating and other systems). Air quality and water quality impacts in construction can be mitigated. Air quality and water quality impacts can be mitigated in the design of the proposal. <i>Archaeology and built heritage</i> No - The site is isolated from heritage assets and is not identified as being likely to contain archaeological features. <i>Biodiversity</i> Yes - A preliminary ecological appraisal supports the	

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	application identifying the ecological features locally. The proposal will have a localised impact to the site and is not expected to impact nationally or internationally protected sites. Ecological enhancement and mitigation can be secured. <i>Socio-economic</i> Yes - The proposal will generate socio-economic benefits during construction and operation.	
Question 1b Cumulation with Other Existing Development and/or Approved Development.		
Are there any other factors which should be considered such as: • Consequential development which could lead to Environment effects? • The Potential for cumulative impacts with other existing approved development or planning activities in the locality? • Any plans for future land uses on or around the location which could be affected by the project? • Transfrontier impact?	The proposal is to re-locate an existing college to a new site. This will have consequential development impacts which are uncertain and are not directly related to the development site being considered here. There are other brownfield sites in the locality and there is a large area of land in the docks area of Port Talbot. There is however little substantial development which would need to be considered cumulatively in the locality that is either in planning or consented. There are some commercial and industrial uses in the locality, but these are also close to residential properties and would be unlikely it is considered to be substantially impacted by the education use proposed. There are other allocations in the locality and this site together with other allocations were fully considered in the Local Development plan process and it is considered that this proposed use would	The views on effects above are not substantially changed by cumulation with other development and remain not likely to be significant.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	not substantially impact the allocations coming forward. No transfrontier impacts are identified.	
Question 1c Use of Natural Resources, in particular land, soil, water and biodiversity;		
Will construction or operation of the project use natural resources, in particular land, soil, water and biodiversity etc. which are non-renewable or in short supply?	Yes - The site would use over 4 hectares of brownfield land.	Not likely to be significant.
Question 1d. Production of Waste		
Will the project produce solid wastes during construction or operation or decommissioning?	Yes - the development would generate waste during construction or future decommissioning. These would be similar in character to other institutional development proposals.	Not likely to be significant.
Question 1e. Pollution and Nuisances.		
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
Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes – particularly during construction and this would need to be appropriately mitigated to ensure that it is not significant.	Not likely to be significant.
Will the project release pollutants or any hazardous, toxic or noxious substances to air, or lead to risks of contamination of land or water (including surface waters, groundwater, coastal waters or the sea)?	No – the development is likely to result in an environmental benefit through site remediation.	N/A
Question 1f Risk of accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge.		
Will there be any risk of accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific	Yes – but of a low and not unusual risk due to the educational six form college use proposed.	Not likely to be significant.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
knowledge during construction or operation of the project?		
Are there risks to human health for example due to water contamination or air pollution?	Yes there is a potential impact as identified above. This will need to be subject to appropriate mitigation measures to ensure that impacts are reduced.	Not likely to be significant.
Criterion 2 Location of development.		
Question 2a Existing and approved land use.		
Will the project result in social changes for example, in demography, traditional lifestyles employment?	No – the college already operates in the locality	N/A
Are there any routes or facilities or approved 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
Are there any transport routes or approved routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No – the college already operates in the town resulting in any change being localised in nature. The site is served by modern high capacity transport routes.	N/A
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No	N/A
Are there any areas on or around the location occupied by land uses or approved land uses which could be affected by the project, particularly sensitive land uses e.g. hospitals, schools, places of worship, community facilities?	No	N/A
Question 2b Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources (including soil, land, water and biodiversity) in the area and its underground;		
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, soil, land, water and biodiversity, which could be affected by the project?	No	N/A

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
Question 2c Absorption Capacity of the Natural Environment		
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 floras which could be affected by the project?	No	N/A
Are there any inland, coastal, marine, river mouths, riparian area or underground waters on or around the location which could be affected by the project?	No – there are features locally but these are separated by roads / existing built environment and are therefore without direct linkage to the site.	N/A
Are there any areas or feature of high landscape or scenic value on or around the location which could be affected by the project?	No	N/A
Is the project in a location where it is likely to be highly visible to many people?	Yes, but the project is in a location where it would be seen as an urban development project within an established urban setting.	Not likely to be significant.
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes	Not likely to be significant.
Are there any areas, landscapes, sites or features of historic, archaeological or cultural importance or significance on or around the location which could be affected by the project?	No	N/A
Are there any areas on or around the location which area already subject to pollution or environmental damage e.g where existing legal environmental quality standards are exceeded, which could be affected by the project? Or in which it is considered there is such a failure? Such as AQMA?	No, there are AQMA locally but not identified as being likely to be impacted by this proposal.	N/A
Is the project located susceptible to subsidence, landslides, erosion, flooding or	No	N/A

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
extreme or adverse climatic conditions, which could cause the project to present environmental problems?		

Statement Of Reasons

In coming to this decision the Authority has had due regard to all information submitted by the developers; the available results of other environmental assessments as well as the criteria set out within schedule 3. The Authority's main reasons for coming to this decision are set out within the above table. In conclusion, the Authority is of the opinion that the proposed development, either alone or in combination, are unlikely to have a significant adverse effect on the environment. This is on the understanding that the above identified effects could be avoided or prevented as specified within the table. As such, the likely effects of the development are unlikely to be significant enough to warrant EIA development.

AUTHORISATION

Case Officer:	Name:	Matthew Griffiths
	Signature:	
	Date:	20/01/2023
Authorised by:	Name:	
	Signature:	
	Date:	