

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999**

**SCREENING OPINION – ENVIRONMENTAL STATEMENT NOT
REQUIRED**

Name and address of the applicant

**Mike Fox
Westgate House
11 Womanby Street
Cardiff
CF10 1BR**

DATE REGISTERED: 9 December 2024

APPLICATION NO: P2024/0791

LOCATION: Tyn-y-caeau, Margam Road, Margam, Neath Port Talbot, SA13 2NW

PROPOSAL: 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 data centre.

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND REGULATION HEREBY ADOPTS THE FOLLOWING SCREENING OPINION THAT THE DEVELOPMENT IS NOT AN E.I.A. DEVELOPMENT AND THAT THE APPLICATION NEED NOT BE ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT. THE REASONS FOR THIS OPINION ARE SET OUT IN THE ATTACHED REPORT.

REASONS:-

Signed: 
Ceri Morris – Head of Planning & Public Protection
Date: 20 March 2025

Notes on Screening Opinion Procedures under EIA Regulations 2017.

EIA Screening Assessment.

Application No.:	P2024/0791	
Site Location:	Tyn-y-caeau, Margam Road, Margam, Neath Port Talbot, SA13 2NW	
Description:	Erection of a data centre	
Date of submission:	19 December 2024	
Relevant Regulation:	Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 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?	If yes under which description? Yes – 10(a) as an Industrial Estate Development project.	If no proceed.
Are the applicable thresholds/criteria in column 2 exceeded/met?	The applicant's screening opinion report states that: "The site is less than 5ha and the floor area proposed is below 10,000 sqm." This is below the 10(a) threshold of a site area of 5ha.	If no, proceed.
Does the project change or extend development described in column 1 of schedule 2?	No	If no, proceed.
Is the Project located wholly or partly within a 'Sensitive area'? Sensitive Areas are: - SSSI. - National Park. - World Heritage Site. - A scheduled Ancient Monument. - ANOB. - A European Site – SAC, CSAC etc.	No (this accords with PEDW determination on sites previous appeal)	If no, screening opinion not required.
Have the Welsh Ministers issued a screening Direction?	No	If no, consider the questions above.
Has an ES been submitted?	No	If no, consider the questions above.

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

Case Officer's Signature:
Date: **15 March 2025**



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)?		
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?		

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
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?		
Question 1d. Production of Waste		
Will the project produce solid wastes during construction or operation or decommissioning?		
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?		
Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?		
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)?		
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 knowledge during construction or operation of the project?		
Are there risks to human health for example due to water contamination or air pollution?		
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?		

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
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?		
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?		
Is the project located in a previously undeveloped area where there will be loss of greenfield land?		
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?		
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?		
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?		
Are there any inland, coastal, marine, river mouths, riparian area or underground waters on or around the location which could be affected by the		

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
project?		
Are there any areas or feature of high landscape or scenic value on or 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?		
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?		
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?		
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?		
Is the project located susceptible to subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions, which could cause the project to present environmental problems?		

Statement Of Reasons
The proposal is listed in the EIA Regulations as industrial estate development. The proposal does not exceed the threshold in the EIA regulations and is not located in a sensitive area for the purposes of the regulation and does not require EIA for this reason.