

Application No.:	P2022/0563	
Site Location:	Land north of Elba Crescent, Crymlyn Burrows	
Description:	Screening opinion under Regulation 6 of the Town and Country Planning (Environment Impact Assessment) (Wales) Regulations 2017 for an outline planning application for the proposed development of up to 152 dwellings (including affordable housing), associated infrastructure, public open space and landscaping	
Date of submission:	04.07.2022	
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?	Yes, if so which description of development? EIA is Required.	NO
Does the project change or extend development described in schedule 1?	If yes, would the project may have significant adverse effects on the environment? If so describe:	NO
Schedule 2.		
Is the project listed as a description of development under column 1 of Schedule 2?	YES 10 (b) Infrastructure projects	If no, proceed.
Are the applicable thresholds/criteria in column 2 exceeded/met?	YES ii) the development includes more than 150 dwellings; and iii) the overall area of the development exceeds 5 hectares	If no, proceed.
Does the project change or extend development described in column 1 of schedule 2?	If yes, would the project may have significant adverse effects on the environment? If so describe:	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. - ANOB. - A European Site – SAC, CSAC etc.	If Yes, screening opinion required.	NO (but potential transboundary impact on Crymlyn Bog Ramsar Site, SSSI, SAC and NNR, Pant y Sais SSSI and Crymlyn Burrows SSSI – all located within 1km)
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

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.)?	Yes, however the proposed engineering works would be localised in nature and not be likely to result in significant effects in EIA terms.	Significant effects unlikely.
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?	Yes. There is potential for some cumulative in-combination effects with other existing or proposed developments, however, given the relatively localised scale, it is considered that significant cumulative effects are unlikely.	Significant effects unlikely.
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?	No.	N/A

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
Question 1d. Production of Waste		
Will the project produce solid wastes during construction or operation or decommissioning?	Yes, some waste would be produced however, given the scale and nature of the proposed development it is considered that significant effects are unlikely in terms of waste generation.	Significant effects unlikely.
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, noise and vibration is likely during both the construction and operational phases and further assessments of impact are required as part of the planning application. Particular attention will need be given to provision of a CEMP to include robust mitigation measures and specify limited hours of operation. However, given the location of the site and the nature and type of surrounding land uses, it is considered that any effects in terms of noise and vibration would be localised and unlikely to be of a magnitude that would be so significant, such that they would warrant EIA.	Significant effects unlikely.
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)?	Yes. There are a number of designated areas within close proximity, including the highly designated Crymlyn Bog. There is a risk of contaminants on the site which could infiltrate surrounding water networks.	Significant effects unlikely.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	Adequate provision will need to be made to ensure that the drainage of any adjoining land is not impacted or otherwise adversely affected by the development. It is considered the changes would be localised in nature and not be likely to result in significant effects in EIA terms, subject to detailed hydrological information and mitigation which can be secured as part of the main planning application process.	
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?	No.	N/A
Question 1g Risks to human health (for example due to water contamination or air pollution)?		
Are there risks to human health for example due to water contamination or air pollution?	Yes, there is a small risk from the construction phase, however given the scale and nature of the works this is not likely to be significant. Submitted technical drainage and air quality impact assessments support this conclusion.	Significant effects unlikely.
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?	Yes. The end user is targeted at new family and starter homes to complement existing employment uses. This will expand the local population leading to an increase in younger age groups which in turn will increase demands on local services. These can either be accommodated within existing resources or via obligations secured as part of	Significant effects unlikely.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	the main planning application process.	
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?	Yes, there are registered Public Rights of Way in the vicinity of the application site however it is not anticipated that these will be affected as they do not cross the application site itself and are not required to be stopped up or re-routed in order to facilitate the development.	Significant effects unlikely.
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?	Yes, the site is close to A483 Fabian Way and Junction 42 of the M4 motorway. A full Transport Assessment has been submitted with the planning application which is considered sufficient to assess the impact on local and regional distribution networks.	Significant effects unlikely.
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?	Yes. There are a number of designated areas within close proximity, including the highly designated Crymlyn Bog. Whilst there would be physical change to the site itself, as well as surrounding hydrology and ecology, it is considered the change would be localised in nature and not be likely to result in significant effects in EIA terms.	Significant effects unlikely.
Question 2c Absorption Capacity of the Natural Environment		
Are there any other areas on or around the location which are	Yes. There are a number of designated areas within close	Significant effects unlikely.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
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?	proximity, including the highly designated Crymlyn Bog. Whilst there would be physical change to the site itself, as well as surrounding hydrology and ecology, it is considered the change would be localised in nature and not be likely to result in significant effects in EIA terms.	
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.	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, the site is located close to a main distributor road (Fabian Way) which connects Swansea East with the M4 strategic motorway network. However there is intervening land and vegetation which acts as a screen to the development site.	Significant effects unlikely.
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	No.	N/A
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?	Yes, there designated historic assets within 2km of the proposed development. However in most cases intervening topography, buildings and vegetation block all views between them. Where views are possible than the development will be seen along with the buildings of the existing industrial estate development that surrounds the site.	Significant effects unlikely.
Are there any areas on or around the location which area	Yes. The site is close to an area of known contamination	Significant effects unlikely.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
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?	(Freon spill from Gower Chemicals) and is within 1km of Swansea AQMA. Technical survey evidence submitted in support of the planning application conclude that significant effects are not likely.	
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?	No.	N/A

Statement Of Reasons

The proposed development of up to 152 dwellings and associated infrastructure, will inevitably result in a number of effects, most notably in terms of the physical change to the site itself, landscape and visual impact and the effects on the environment, transport and ecology. However, whilst these will likely be important considerations for the decision maker and will be subject to further assessment, the type of development proposed, coupled with the context of the site and the localised nature of the impacts, are such that significant environmental effects are unlikely. It is therefore concluded that EIA is not required in this instance.

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:	CLAIRE HALL
	Signature:	
Authorised by:	Name:	Helen Bowen
	Signature:	
	Date:	28/10/24

