

Andrew Farrow
Director of Environment
Cyfarwyddwr yr Amgylchedd



Miss Sioned Edwards
Cadnant Planning,
20, Connaught House,
Benarth Road,
Conwy,
LL32 8UB

Your Ref / Eich Cyf: N/A

Our Ref / Ein Cyf: C22/0314/19/SC

Date / Dyddiad: 19/05/2022

Ask for / Gofynner am: Mr Rhys Cadwaladr

Direct Dial / Rhif Union: 01766 771000

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Annwyl Miss Sioned Edwards,

Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 - Regulation 5 Screening Opinion

New vehicular access and alterations to Ffordd Waunfawr, internal access and temporary use of land for storage, retention of concrete batching plant and recycling and export of finished materials/products – Seiont Quarry, Caernarfon

Referring to your request dated the for a formal screening opinion under the under the Environmental Impact Assessment regulations for the development described above.

Under Regulation 5 and using the assessment criteria set out in Schedule 2 & 3 of the Regulations, it is concluded that the likely impact of the development on the environment **will** require the submission of an Environmental Statement. This screening opinion will be placed upon the Planning Register at the Authority's Office.

I would advise that a request for Scoping Opinion to establish the contents of the Environmental Statement is submitted prior to applying for consent.

Yn Gywir,
Rhys Cadwaladr
Uwch Swyddog Cynllunio Mwynau a Gwastraff / Senior Minerals and Waste Planning Officer

County Hall, Mold. CH7 6NF
www.flintshire.gov.uk
Neuadd y Sir, Yr Wyddgrug, CH7 6NF
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The Council welcomes correspondence in Welsh or English
Mae'r Cyngor yn croesawy Gohebiaeth yn y Gymraeg neu'r Saesneg

**Working in Partnership with:
Welsh**



**Ar ran Gwasanaeth Cynllunio Mwynau a Gwastraff Gogledd Cymru /
On behalf of the North Wales Minerals and Waste Planning Service**

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1		Case Details	
A	Case reference	C22/0314/19/SC	
B	Applicant	Cadnant Planning (on behalf of Jones Bros)	
C	Site address	Seiont Brickworks, Caernarfon, LL52SX	
D	Brief description of development	New vehicular access and alterations to Ffordd Waunfawr, internal access and temporary use of land for storage, retention of concrete batching plant and recycling and export of finished materials/products.	
E	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha)	<p>The whole development site area would be 6.97ha;</p> <ul style="list-style-type: none"> • 0.27ha allocated for concrete batching facility. • 0.5ha allocated for recycling facility. • 0.5ha plant and maintenance and storage. • 0.5ha general storage 	
F	Approval of reserved matters or conditions? If yes, state which one	No	
G	If Yes, enter the description of development subject of the related planning permission	N/A	
2		EIA Screening Details	
2A	Schedule 1		
	Is the project Schedule 1 development as described in Schedule 1 of the EIA Regulations?	No	
	<i>If Yes, under which description of development i.e. Nos. 1 -21? Go to Section 6 and tick Recommended Action 'EIA Required'. If No, consider whether project is 'Schedule 2' development below in part 2(B).</i>		
	N/A		
2B	Schedule 2		

(i)	Is the project listed as a description of development under Column 1 of Schedule 2 of the EIA Regulations?	Yes
	<i>If Yes, note under which description of development in Column 1 of Schedule 2 i.e. paragraphs 1-12. If No, go to Section 6 and tick Recommended Action '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. Complete sections 3-5.</i>	
	Schedule 2, Paragraph 10 Infrastructure Projects (a) Industrial estate development projects; The area of the development exceeds 0.5 hectare.	
(ii)	Does the project change or extend development described in paragraphs 1 to 12 of Column 1 of schedule 2, where the change or extension may have significant adverse effects on the environment?	No
	<i>If Yes, provide reasons for your answer below. Proceed to point (iii).</i>	
	N/A	
(iii)	Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations?	No
	<i>If Yes, state which area and proceed to Section 3, no need to consider thresholds/criteria. If No, proceed to point (iv) below.</i>	
	N/A	
(iv)	Are the applicable thresholds/criteria in Column 2 exceeded / met?	Yes
	<i>If Yes, note which applicable threshold/criteria and proceed to Section 3. If No, proceed to Section 6 and tick Recommended Action '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. Complete sections 3-5.</i>	
	Schedule 2, Paragraph 10 Infrastructure Projects (a) – site exceeds 0.5 hectare.	
3 Reserved Matters/Conditions Applications Only		
(i)	Was the original planning permission subject to EIA screening?	No (site has previously been subject of EIA screening for alternative developments)
(ii)	Was a SO/SD issued for the original planning permission?	N/A

(iii)	If Yes, is a copy of the SO/SD for the original planning permission on file?	N/A
4	Environmental Statement (ES)	
	Has the applicant/appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No (ES have been supplied for alternative developments on site)

Is a detailed screening assessment (Sections 5) required? YES – Undertake Detailed Screening Assessment

If Yes has been answered in response to either 2B(iii) or 2B(iv), undertake detailed screening assessment – Stage 2

If No has been answered for both questions, or the questions are not applicable, proceed to Section 6.

6	Options	
	Assessment	Recommended Action

Sign-off	
Officer Name	Rhys Cadwaladr
Signature	
Date	09/05/2022

STAGE 2 – DETAILED SCREENING ASSESSMENT

Screening Questions

<p>Part 1 - Questions to be considered</p>	<p>Part 2 – Provide answers to questions in Part 1 (use Yes/No/Not Know) and briefly explain reasoning. If applicable, and/or known, include name of feature and approximate proximity to site</p>	<p>Part 3 – For all ‘Yes/Not Known’ answers in Part 2, assess whether those interactions (i.e. effects) are likely to be <u>significant</u>. 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 conclusion in Part 4.]</p>	<p>Part 4 – Outline the overall conclusion reached in Part 3 i.e. Unlikely significant effect / Possible significant effect / Likely significant effect?</p>
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CRITERION 1. CHARACTERISTICS OF DEVELOPMENT

Question 1(a) Size of the Development

<p>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.)?</p>	<p>Yes</p>	<p>The whole development site area would be 6.97ha;</p> <ul style="list-style-type: none"> • 0.27ha allocated for concrete batching facility. • 0.5ha allocated for recycling facility. • 0.5ha plant and maintenance and storage. • 0.5ha general storage <p>The development is for a temporary period of 5 years with the majority of the site overlapping existing planning permissions.</p> <p>The western portion of the proposal site which would include the concrete batching plant, recycling facility, plant & maintenance storage, offices/parking area are located within a C2 Flood Zone (Natural Resources Wales Development Advice Maps [DAM]). In accordance with TAN 15, the development is considered to be a ‘highly vulnerable’ and therefore, a Flood Consequences Assessment (FCA) would be required to be</p>	<p>Possible significant effect – the site lies within an existing / established quarry that is already subject to planning permissions for extraction, processing machinery, temporary and permanent haul roads, waste disposal, stocking grounds and various hard standing areas.</p> <p>The extant mineral permission has an approved restoration scheme – the 5-year development of this</p>
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submitted with any application. The Screening Request does not provide information with regards to flood mitigation. However, it notes that the proposal is not too dissimilar to what has been previously assessed.

proposal will delay the implementation of the restoration scheme.

Buildings, offices and welfare facilities are to be developed on site. This may result in Phosphate loading of the Seiont River which ultimately affects both the SSSI and SAC designations downstream.

Waste transfer and concrete batching may have significant effects upon the waterbody if implemented without mitigation. Albeit on a temporary basis.

Question 1(b) Cumulation with Other Development - Cumulative Effects

<p>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</p>	<p>Cumulative impact with extant mineral planning permission for Seiont Brickworks.</p> <p>The development proposed would include the importing of approximately 100,000 tonnes of material for recycling, export of 100,000 tonnes of recycled material, 18,000 tonnes of aggregate imported for concrete production, 3,000 tonnes of cement for concrete production and export of 10,000 tonnes of concrete per annum through local settlements.</p>	<p>Significant impact on highway and local amenity not previously assessed.</p>
<p>Are there any plans for future land uses on or around the location which could be affected by the project?</p>	<p>Yes</p>	<p>Final restoration of mineral permission and C17/0011/19/MW and planning permission C17/0107/19/LL.</p>	<p>Unlikely significant effect.</p>
<p>Is the Project likely to lead to trans frontier/transboundary effects?</p>	<p>No</p>	<p>It is considered highly unlikely that there would be any trans frontier (other EU State or other country) effects due to the scale, nature and location of the proposal.</p> <p>It is considered that transboundary effects would include noise/vibration, traffic, dust, waterbody.</p>	<p>Possible significant effect.</p>
<p>Question 1(c) Use of Natural Resources</p>			
<p>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?</p>	<p>Yes</p>	<p>Construction waste and soil will be imported to the site for the purpose of recycling. Cement and aggregate will be imported for concrete production. Importing and exporting the materials will require the use of energy.</p> <p>Concrete batching is heavily reliant on natural resources – water and aggregate material. It is also highly dependent on energy use.</p> <p>Possible offset on natural resources could be</p>	<p>Possible significant effect.</p>

		developed through the recycling of aggregate material and sands from the waste transfer station.	
Question 1(d) Production of Waste			
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes	Concrete batching will produce solid waste (concrete wastes) – possible offset if percentage can be recycled at the proposed recycling facility. Significant concrete slab on site will need to be dug up as part of any restoration concept/scheme.	Possible significant effect
Question 1(e) 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?	Yes	Hazardous material for concrete production. Possible hazardous / unlicensed importation of wastes to the recycling facility. Fuels, oils, lubricants for machines, plant and vehicles. Office and welfare facilities will produce sewerage. Recycling process can produce dust and fine particles (PM10, PM2.5). Potential NOx/diesel emissions attributed to HGV movements, through surrounding settlements.	Significant impact that has not previously been assessed.
Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Potential NOx/diesel emissions attributed to HGV movements, through surrounding settlements.	Significant impact that has not previously been

		Recycling process can produce dust and fine particles (PM10, PM2.5)	assessed.
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes	The development is likely to generate noise and vibration attributed to HGV movements, recycling process, concrete production process, workshop, through surrounding settlements. Unlikely release of light, heat and radiation.	Significant impact that has not previously been assessed.
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?	Yes	Potential NOx/diesel emissions attributed to HGV movements, through surrounding settlements. Hazardous material for concrete production. Possible hazardous / unlicensed importation of wastes to the recycling facility. Fuels, oils, lubricants for machines, plant and vehicles. Phosphate loading of Seiont tributary.	Significant impact that has not previously been assessed.
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	Contamination risks upon the natural environment. Some risk attributed to activities on site and on haulage of materials. Site is located within C2 Flood Zone (DAM). Assessments compiled in previous ES concluded that the risk of flooding can be managed – however, the proposed development comprises of building/demolition waste recycling facility which has not been previously assessed.	Possible significant effects.
CRITERION 2. LOCATION OF DEVELOPMENT			
Question 2(a) Existing Land Use			
Will the Project result in social changes, for	No	The development will maintain local employment	Potentially positive

example, in demography, traditional lifestyles, employment?		when in operation.	benefits of the development in maintaining or increasing local employment.
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	There are no PRow crossing the site, only a footpath on the eastern boundary which has been the subject of a diversion order with the bypass construction project	There will be no direct effect on the PRow network, and due to the scale and any effect is unlikely to be significant.
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	Yes, Settlement of Caernarfon and Llanbeblig, Caeathro and possibly other settlements further afield. Recent opening of Caernarfon bypass has eased congestion in surrounding area.	Possible significant effects.
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No	Temporary development – only result in postponement of final restoration.	Unlikely significant effect.
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?	Yes	Populated areas previously identified including, Seiont Mill Rd within 70m and Hendre Park within 120m of the site compound. Changes to the development proposals include road haulage on transport routes impacting on Glan Gwna Holiday Park, Llanbeblig Church (grade 1 listed building), Llanbeblig Cemetary and Ysgol yr Hendre.	Possible significant effects.
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?	Yes	Ysbyty Eryri and Bryn Seiont Dementia Care home located 50m and 500m away.	Possible significant effect.
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	Yes	No unique features within the site potentially lost or significantly affected by the development.	No significant change to that which has

<p>scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?</p>		<p>Potential landscape and visual impacts contained within a localised area. Development located 1,400m south east of the Caernarfon World Heritage Site. Haul route & proposed access point located adjacent to Glan Gwna Holiday Park off the Caeathro Road. Mineral reserve of Brick Clay sterilised by the bypass corridor across the former working face.</p>	<p>been previously assessed for the actual landfill operation.</p> <p>Significant impacts of noise, vibration and air quality attributed to concrete production process, recycling process and road haulage and potential traffic congestion.</p>
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Question 2(c) Absorption Capacity of the Natural Environment

<p>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?</p>	<p>No</p>	<p>No unique features within the site potentially lost or significantly affected by the development. Potential landscape and visual impacts within a localised area. The development in combination with the existing permission for the winning and working of brick clay has limited potential to impact on coastal, mountain or forestry areas. Not within a Special Landscape Area of the JLDP.</p>	<p>No significant change to that which has been previously assessed.</p>
<p>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?</p>	<p>Yes</p>	<p>Afon Seiont SSSI 431m north-west & Menai Strait SAC 1,500m north-west. Protected species previously documented on this site.</p>	<p>Possible significant effect.</p>
<p>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?</p>	<p>Yes</p>	<p>Afon Seiont SSSI 431m north-west & Menai Strait SAC 1,500m north-west. Protected species previously documented on this site.</p>	<p>Possible significant effect.</p>

Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Yes	Development located adjacent to the Afon Seiont and majority of site within a C2 Flood Zone.	No significant change to that which has been previously assessed.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No	No unique features within the site potentially lost or significantly affected by the development. Potential landscape and visual impacts within a localised area. The development in combination with the existing permission for the winning and working of brick clay has limited potential to impact on coastal, mountain or forestry areas. Not within a Special Landscape Area of the JLDP.	No significant impact.
Is the project in a location where it is likely to be highly visible to many people?	Yes	Yes, visible from Caernarfon bypass, Lon Waunfawr.	Possible significant effect.
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes	There are no Scheduled Ancient Monuments within or adjoining the site, although the site is located 1,400m south east of the Caernarfon World Heritage Site and several ancient monuments including Caernarfon Castle & Peblig Church Grade 1 Listed Buildings.	No significant change to that which has been previously assessed.
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes	Settlement of Caernarfon and Llanbeblig, Caeathro, Gallt y Sil Housing Estate, Constantine Road, Glan Gwna Holiday Park and possibly other settlements further afield.	Significant impacts of noise, vibration and air quality attributed to road haulage and potential traffic congestion.
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	N/A	No significant impact.
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	Yes	Areas of localised landslip identified within the quarry and assessed with the previous application and ES. Extent of landslip limited and within of low risk with no provision for public access.	No significant change to that which has been previously assessed

cause the project to present environmental problems?			
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Conclusion	
	Summary of features of project and of its location
	a Characteristics of development
(i)	<p>The proposal is for the creation of a new vehicular access and alterations to Ffordd Waunfawr, internal access and temporary use of land for storage, retention of concrete batching plant and recycling and export of finished materials/products.</p>
	b Location of development
	<p>Site is 6.97ha in area and located within the Seiont Brickworks, Caernarfon.</p> <p>The site has recently been subject of a mineral planning permission C17/0011/19/MW development proposals associated with the construction of the Caernarfon/Bontnewydd bypass including, amongst other requirements, the use of the former brickworks site as a contractor's compound, engineering works to provide haul routes with direct access onto the bypass construction project and the import of materials surplus to the requirements of the scheme to be used in works of restoration and to address land stability issues at the site.</p> <p>The site is also subject to planning permission (Reference C17/0107/19/LL) for temporary for works associated with the construction of the proposed A487 Caernarfon to Bontnewydd bypass including; Site compound and provision of a maintenance shed, office accommodation, welfare and car parking facilities, fuel store, sewage storage tank, mobile concrete batching plant, mobile asphalt batching plant and provision of a haul route.</p> <p>Access to the site is provided by an unclassified public road (Ffordd Melin Seiont) and a temporary access from Lôn Waunfawr (which would be upgraded and adapted to a permanent access as part of the proposed development).</p> <p>Immediately adjacent to the site is the river Seiont, which is subject to the following designations downstream;</p> <ul style="list-style-type: none"> • Afon Seiont SSSI 431m north-west • Menai Strait SAC 1,500m north-west • <p>Most of the site (location of the proposed recycling, concrete batching, workshop and staff/welfare facilities) are contained C2 Flood Zone (DAM).</p>

		Populated areas are located within 70m, with Ysbyty Eryri and Bryn Seiont Dementia Care home located 50m and 500m away.
	c	Characteristics of the potential impact
		<p>The site is located within an existing quarry that is not accessible to the public – however, it is visible from the newly opened Caernarfon and Bontnewydd bypass. Development would delay implementation of restoration schemes associated with existing planning permissions.</p> <p>Haulage & transport vehicles will need to access the site via the proposed new access arrangement off Lôn Waunfawr. Significant impact of transport routes on a wider geographical area, built up settlements and increased population over an extend period of time.</p> <p>Development has potential to impact sensitive receptors such as the SSSI Afon Seiont, SAC Menai Strait, nearby residential areas by way of nuisances, emissions, fugitive dust, noise/vibrations, phosphate loading of controlled waterways, spillages from hazardous materials etc. As such, transboundary impacts upon water and air quality cannot be discounted.</p> <p>In relation to the duration, frequency and reversibility of impacts, these impacts would need to be controlled through relevant planning and environmental permitting or regulations.</p>
(ii)	Is EIA required?	Yes 

Options		
Assessment	Recommended Action	✓
Schedule 1 development	Issue LPA screening opinion stating EIA Required	
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area and likely to have significant effects	Issue LPA screening opinion stating EIA Required	✓
Schedule 2 development – not likely to have significant effects on the environment	Issue LPA screening opinion stating 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 Regulations 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 Regulations.	EIA Not Required - Issue LPA screening opinion 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 Regulations.	

Name and Job Title of Assessor	Rhys Cadwaladr – Senior Minerals and Waste Planning Officer
Date of Assessment	09/05/2022

Sign-off	
Name and Job Title of Countersigning Officer	Keira Ann Sweeney – Planning Manager, Cyngor Gwynedd
Comments of Countersigning Officer	None
Signature	Keira Ann Sweeney
Date	19/05/2022