6.4

D - (EIA) Screening report

Goat Mill Enterprise Park

Environmental Impact Assessment Screening

November 2024



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1. Introduction

This screening report has been prepared to support a request for an Environmental Impact Assessment (EIA) Screening Opinion for the proposed development for an Enterprise Park at Goat Mill Road in Merthyr Tydfil (hereafter referred to the Proposed Scheme). This report has been undertaken in accordance with The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

The EIA Screening Request contains:

- A description of the Proposed Scheme– including the physical characteristics of the whole Proposed Scheme.
- A description of the location of the Proposed Scheme – with particular regard to the environmental sensitivity of the geographical areas likely to be affected.
- A description of the aspects of the environment likely to be significantly affected by the Proposed Scheme.
- A description of any likely significant effects, to the extent of the information available on such effects, of the scheme on the environment resulting from:
- The expected residues and emissions where relevant.
- The use of natural resources, in particular soil, land, water, and biodiversity.

1.1 Proposed Scheme description

This report has been prepared to request an EIA Screening Opinion for the Proposed Scheme an Enterprise Park situated at land adjacent to Goat Mill Road, Merthyr Tydfil.

The Proposed Scheme will comprise mixed use commercial and industrial activities.

Individual plots of land will be sold for development and a phased approach will be taken for the Proposed Scheme.

The Enterprise Park will be zoned to provide a mixed-use area including business and office spaces; industrial activities; and storage and distribution areas. Green spaces will be integrated within the Proposed Scheme.

The strategic progression of enabling works for the development of the Enterprise Park will be undertaken through four distinctive phases:

- Stage 1: will involve linking the northern and southern entrance points by a temporary road that utilises existing spurs from Goat Mill Road and constructing a site compound.
- Phase 2: utilities and services will be integrated onto the Proposed Scheme and works to mine shafts will be completed. Initial landscaping work and the creation of attenuation ponds will be completed.

- Phase 3. Roads & Estate Landscaping: Construction of the main access road and associated minor spurs will be completed. Estate-wide landscaping will be undertaken in preparation for development of individual plots.
- Phase 4: Development of individual plots. This is likely to be staggered development as it will be influenced by the land purchase and each project plan. Individual site compounds will be integrated into each plot, most likely a tailored approach to construction within the business park.

The location of the Proposed Scheme and planning boundary is shown in Figure 1.



Figure 1 - Proposed Scheme location

An indicative Proposed Scheme layout is provided on Drawing 70121691-ESA-XX-ZZ-DR-A-910003.

1.2 Description of the local environment

The Proposed Scheme is located in Pen-y-Darren, east of Merthyr Tydfil and is bound to the east by the A4060 and to the west and north by the A4102 Goat Mill Road which links to residential and industrial areas.

Land to the east of the A4060 comprises open moorland and opencast mine workings.

The Proposed Scheme comprises an area of reclaimed land, formerly the location of Dowlais Great Tip which was associated with Dowlais ironworks and is bounded by plantation woodland with the central area comprising sparsely vegetated grassland with patches of bare ground and scattered trees. The site of the Proposed Scheme covers 16.98 ha, with 14.75 ha of developable land.

There are engineered watercourses within the Proposed Scheme.

The land is frequently used by recreational walkers/ dog walkers and does not appear to be under any current management.

2. Environmental Impact Assessment

2.1 Background to EIA

Under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (the EIA Regulations), certain major schemes such as the construction of motorways, major chemical installations, major dams etc. are listed as Schedule 1 development where EIA is mandatory. The Proposed Scheme does not meet criteria for a Schedule 1 development.

Schemes listed in Schedule 2 of the Regulations may or may not require EIA Screening dependent upon the thresholds listed or dependent upon their predicted environmental effects, for example those located in a sensitive area.

2.2 Screening for EIA

The Proposed Scheme does not fall within Schedule 1 of the EIA Regulations.

The Proposed Scheme does however fall into Schedule 2, being included as an industrial estate development scheme under Infrastructure projects (Section 10 (a)).

Under Schedule 2 Section 10 (a), an industrial estate with a development area that exceeds 5ha should be screened for EIA.

The footprint of the Proposed Scheme is approximately 18.11ha and therefore satisfies the criteria for an EIA Schedule 2 development that must undergo EIA Screening.

The three criteria for assessing Schedule 2 development, noted above in Section 2.1.1, are expanded on below and will form the basis for the assessment.

2.3 Characteristics of a scheme

When screening a Schedule 2 development the following characteristics of the scheme must be considered:

- The size and design of the development;
- Cumulation with other existing and/or approved developments;
- The use of natural resources, in particular land, soil, water and biodiversity;
- The production of waste;
- Pollution and nuisances;
- The risk of major accidents and/or disasters which are relevant to the scheme concerned, including those caused by climate change, in accordance with scientific knowledge; and
- The risks to human health (for example due to water contamination or air pollution).

2.4 Location of scheme

The environmental sensitivity of geographical areas likely to be affected by schemes must be considered, with particular regard to:

- The existing and approved land use;
- The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- The absorption capacity of the natural environment, paying particular attention to the following areas:
- Wetlands, riparian areas, river mouths;
- Coastal zones and the marine environment;
- Mountain and forest areas;
- Nature reserves and parks;
- European sites and other areas classified or protected under national legislation;
- Areas in which there has already been a failure to meet environmental quality standards, laid down in European Union legislation and relevant to the scheme, or in which it is considered that there is such a failure;
- Densely populated areas; and
- Landscapes and sites of historical, cultural or archaeological significance.

“Sensitive areas” are defined within the EIA Regulations as any of the following:

- land notified under section 28(1) (sites of special scientific interest) of the Wildlife and Countryside Act 1981;
- a National Park within the meaning of the National Parks and Access to the Countryside Act 1949;
- a property appearing on the World Heritage List kept under Article 11(2) of the 1972 UNESCO Convention for the Protection of the World Cultural and Natural Heritage;
- a scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979;
- an area of outstanding natural beauty designated as such by an order made under section 82(2) (areas of outstanding natural beauty) of the Countryside and Rights of Way Act 2000; and
- a European site.

2.5 Type and characteristics of the potential impact

The impact of a development on the environment is a product of an assessment of the characteristics of the development against the location of the development. The likely significance of any potential impact (positive or negative) is determined by taking into account:

- The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- The nature of the impact;
- The trans-boundary nature of the impact;
- The intensity and complexity of the impact;
- The probability of the impact;
- The expected onset, duration, frequency and reversibility of the impact;
- The cumulation of the impact with the impact of other existing and/or approved development; and
- The possibility of effectively reducing the impact.

If potentially significant effects from a scheme cannot be ruled out, then an EIA will be required.

3. Baseline information and potential significant effects

3.1 Air quality

There are no Air Quality Management Areas (AQMA) within 5km of the Proposed Scheme, the closest AQMA is approximately 900m southwest of the southern extent of the Proposed Scheme along Twynyrodyn Road; declared for nitrogen dioxide.

Construction of the Proposed Scheme is not anticipated to cause significant quantities of dust and any dust that is created will be temporary and can be controlled through well-established mitigation practices.

Due to the nature of the Proposed Scheme, significant air quality impacts during operation of the Proposed Scheme are not envisaged.

3.2 Cultural heritage

3.2.1 Archaeologically Sensitive Areas (ASA)

The northern extent of the Proposed Scheme is situated within an ASA6: Dowlais Ironworks; Supporting Infrastructure; Dowlais Gas. The area is significant as it was the location of nationally and internationally important ironworks, in operation between 1759 and 1930.The iron works were the most important of the four 18th century ironworks in Merthyr Tydfil.

A report completed by Archaeology Wales Limited in March 2022 and submitted for a previous planning application for the location of the Proposed Scheme states that potential for the sub-surface archaeological within the area of the Proposed Scheme is low as the location has been subject to open cast mining and the subsequent East Merthyr Landscape Reclamation Scheme.

No further archaeological evaluation will be necessary although an archaeological watching brief would be recommended prior to any excavation works taking place.

3.2.2 Scheduled Monuments

There are five scheduled monuments within 2km of the Proposed Scheme. All of the monuments are designated for their link to the historic iron industry in the area. The distance and direction from the Proposed Scheme of each of the scheduled monuments are summarised in Table 1.

Given the distance from the Proposed Scheme there are no direct impacts from the Proposed Scheme on any of the five scheduled monuments nor likely to be significant effects on setting.

Table 1 – *Scheduled monuments within 2km of the Proposed Scheme*

Scheduled monument	Approximate distance (km)	Direction from Proposed Scheme
Deserted Iron Mining Village, Ffos-y-fran	1.3	SE
Sarn Howell Pond and Watercourses	1.3	SE
Ynys Fach Iron Furnaces	1.65	SW
Iron Canal Bridge from Rhydycar	1.65	W
Merthyr Tramroad Tunnel (Trevithick's Tunnel)	1.7	S

3.2.3 Listed Buildings and Structures

There are 107 listed buildings within 2km of the Proposed Scheme, two of which are Grade I (of exceptional interest), four are Grade II*(particularly important buildings of more than special interest and 101 graded II (of special interest).

The closest listed building to the Proposed Scheme is Bethania Independent Chapel, a Grade II building, situated approximately 280m north of the Proposed Scheme.

The two Grade I buildings, Cyfartha Castle and School at Cyfartha Castle are 2km to the northwest of the Proposed Scheme.

Of these 107 listed buildings, seven are located within 500m of the Proposed Scheme, one of which is listed Grade II* and the remainder are GradeII.

The listed buildings within 500m of the Proposed Scheme are shown in Table 2.

Table 2 – ***Listed buildings within 2km of the Proposed Scheme***

Listed building	Grade	Approximate distance (m)	Direction from Proposed Scheme
Bethania Independent Chapel	II	282	N
Dowlais Works Blast Engine House	II*	365	N
Dowlais Public Library	II	372	N
Church of St John	II	413	N
Dowlais Works Stables	II	453	N
Ivor English Congregational Church including forecourt walls	II	482	N
Stables House	II	489	N

There are four Conservation Areas within 1km of the Proposed Scheme, the closest two being Dowlais, approximately 300m to the north of the Proposed Scheme and Council and Urban Street, Penydarren, approximately 400m northwest.

Thomas Town, Merthyr Tydfil and Town Centre Merthyr Tydfil Conservation areas are located approximately 700m to the west of the Proposed Scheme.

3.2.4 Registered Landscape of Outstanding and of Special Interest in Wales

The Proposed Scheme is located within the Merthyr Tydfil Registered Landscape of Outstanding Historic Interest in Wales (HLW) registered for being the most significant Welsh town of the Industrial Revolution, with the town and environs representing a potent example of the industrial landscape of the 18th and 19th centuries, including Merthyr's Dowlais Ironworks, established in 1759, and probably the first such works to use coke in South Wales.

The area contains remains of large ironworks, remnants of the associated coal mining industry, waterpower leats, an early iron bridge, communication systems, including early tramroads, tips, terraced industrial housing, and the Ironmasters' house and Cyfarthfa Castle.

Short sections of the famous Glamorganshire Canal, built in the 1790s, also survive as important landscape features, including a restored section in front of Chapel Row. This is crossed by the relocated Rhydycar bridge which is an early iron girder bridge dating from the 1790s.

Chapel Row itself was built by the Cyfarthfa Iron Company as workers' houses.

The HWL is subdivided into smaller Historic Landscape Character Areas (HCLAs). The Proposed Scheme is located within the HCLA 078 Dowlais Great Tip, Trecatti, Trehir and Twyn-y-Waun; described as a reclaimed industrial landscape; since subject to reclamation, open cast and landfill, or combinations thereof. It is the site of features associated with Dowlais Iron works.

There are eight HLCAs bordering HCLA 078 Dowlais Great Tip, Trecatti, Trehir and Twyn-y-Waun, three of which (HLCA008 Dowlais Ironworks Area, HLCA039 Ffos y Fran and HLCA040 Incline Top) have a direct historical relationship with the industrial history of, and are close in proximity to, the Proposed Scheme.

It is anticipated that the Proposed Scheme will have little or no impact on HCLA 078 or the bordering HLCAs as the features of their historic character have already been removed through the East Merthyr Landscape Reclamation Scheme or remain below ground.

3.3 Landscape/visual/light

The Proposed Scheme and surrounding area is within the South Wales Valleys National Landscape Character Area (NLCA 37). The key characteristics of this area are defined in the Natural Resource Wales (NRW) document and are summarised:

- Extensive Upland plateau
- Numerous steep-sided valleys
- Ribbon urban and industrial areas in valleys
- Extensive remains of heavy industry

- Contrast of urban valley activity next to quiet uplands
- Large blocks of coniferous plantation and deciduous woodland fringes
- Heather, rough grassland and steep bracken slopes
- Improved pastures on some lower valley sides
- Field boundaries
- Transport routes restricted to valleys
- Iconic cultural identity

The Proposed Scheme also sits within the designated Landscape of Outstanding Historic Interest in Wales of Merthyr Tydfil (HLW (MGL) 2).

The Proposed Scheme is adjacent to existing development of a similar nature, and due to the proposed retention of the mature vegetation around the perimeter of the Proposed Scheme, the presence of existing industrial development to the north / north-east and the embanked nature of the A4060 road corridor to the east, there will not be a significant visual impact on the local landscape.

3.4 Biodiversity

A Preliminary Ecological Appraisal (PEA), National Vegetation Classification and species surveys for bats, great crested newt, birds, and reptiles have been completed.

Twelve Phase 1 habitats were identified within the site of the Proposed Scheme: Plantation woodland, continuous scrub, scattered scrub, scattered trees, semi-improved acid grassland, semi-improved neutral grassland, poor semi-improved grassland, semi-improved calcareous grassland, marsh/marshy grassland, standing water, running water and bare ground.

Open mosaic habitats on previously developed land (OMH), a Priority habitat listed in Section 7 of the Environment (Wales) Act 2016 was present within the Proposed Scheme area.

Low levels of bat activity were recorded on the site of the Proposed Scheme. Greater horseshoe bat (*Rhinolophus ferrumequinum*) was detected commuting along the dark corridor formed by the woodland.

There were no waterbodies within the Proposed Scheme area that were suitable to provide breeding opportunities for great crested newt.

The location was assessed as having local importance for birds.

No reptiles were recorded within the Proposed Scheme area.

No statutory designated sites were within 2km of the Proposed Scheme.

Seven non-statutory designated sites were present within 2km of the Proposed Scheme.

The closest Sites of Importance for Nature Conservation (SINCs) were Glynmilll and Merthyr Common South, located approximately 790m south-southeast and 820m southeast of the Proposed Scheme respectively.

There will be loss of habitat, including the Priority habitat open mosaic habitats on previously developed land, due to the Proposed development. There may also be some impact on adjacent habitats and species using the area of the Proposed Scheme through pollution and damage/destruction/ fragmentation of habitats, disturbance through increased human activity and additional lighting.

In the absence of mitigation and compensation measures the Proposed Scheme would likely result in adverse effects on biodiversity. Ecological survey for the Proposed Scheme has been completed and mitigation and appropriate compensation measures will ensure that the impact is short term during the construction phase, but long term there will be Net Benefits for Biodiversity (NBB).

3.5 Soils and geology

The Proposed Scheme is located in the South Wales Lower Coal Measures Formation, which comprises Carboniferous sedimentary mudstone, siltstone and sandstone. The site of the Proposed Scheme has been disturbed and following the end of the iron working industry in the area was reprofiled with spoil material.

There are three Sites of Special Scientific Interest (SSSIs), one SINC designated for geological features within 5km of the Proposed Scheme. Details are provided in Table 3.

Table 3 – Sites designated for geological features within 5km of the Proposed Scheme

Site	Designatory features	Approximate distance (km) and direction from Proposed Scheme
BALTIC AND TYLE'R-BONT QUARRIES	Baltic Quarry is a site showing a section through the Carboniferous Limestone, here of Courceyan-Holkerian age. The section includes the Llanelly Formation, which contains an unusual clastic facies, namely an alluvial fan development, sandwiched between a karstic surface below and peritidal limestones above. The section shows evidence of, in sequence: emergence, karstification of a limestone surface, gullying and fluvial deposition on that surface, followed by transgression and the return of normal marine conditions.	4.4 N

	The Tyle'r-bont quarry shows the top of the Oolite Group and Llanelly Formation of the Carboniferous Limestone. Its section complements that of Baltic Quarry. It shows a unique palaeosol development, including five calcrete horizons within the profile (the Tyle'r-bont Pedomcomplex). This lies above a palaeokarstic horizon and below peritidal limestones. Tyle'r-bont is an important site for the study of event-stratigraphy, karstification and soil profiles. The site lies within the Bannau Brycheiniog National Park	
Nant Glais Caves (SSSI)	The site covers the limestone gorge of the Nant Glais and two vadose cave systems which lie parallel to it and under each bank. Both caves are formed at the contact of the oolitic and dolomitic facies within the Carboniferous Limestone and the contrasting solutional properties of the two lithologies have spectacularly influenced the passage morphology.	3.6 NNW
Abercriban Quarry (SSSI)	Abercriban Quarries comprise two small disused quarries situated to the east of Pontsticill Reservoir, north or Merthyr Tydfil. The site is of special interest for the rock exposures of the Grey Grit Formation of the Upper Old Red Sandstone, which include the type section. The Upper Old Red Sandstone in South Wales (outside 'Pembrokeshire') is a thick sequence of fluvial, and possibly beach sandstones, subsequently transgressed by the marine Lower Limestone Shales of the Lower Carboniferous. These sections are important for comparisons that can be made with the Grey Grit sequence elsewhere in South Wales. It shows the local variability of the Upper Old Red Sandstone environments, allows comparisons with the thicker Upper Old Red Sandstone of Pembroke (Skinkle Sandstone) and north Devon, and shows the pattern of the local coastline in Upper Old Red Sandstone times	3.3 N
Nant Ffrwd SINC (RIGS)	Nant Ffrwd is a narrow deeply incised wooded gorge cut into the bedrock of Bishopston Mudstone Formation and was first identified in 1970's. A well-developed waterfall and plunge pool is present at the head of the gorge just west of the road bridge which marks the current knick point. The site forms a unique landscape feature in a tributary of the Taff valley which may have been initiated with the fluctuating climate during the Late Glacial Interglacial Transition at the end of the last (Devensian) Ice Age and has continued to develop during the Holocene. Likely to be the	3.6 E

	consequence of rapid down cutting by meltwater after the ice had retreated from the site and water was eroding down to a new base level in the glacially over deepened Taff valley	

The site of the Proposed Scheme consists of reclaimed, compacted, blast furnace slag, which has remained undisturbed.

Standard good practice precautions undertaken during construction will ensure there are no adverse impacts upon the surrounding environment.

Although the land has been previously developed, it is recommended that further geotechnical investigations are undertaken.

3.6 Noise and vibration

The Proposed Scheme is not located within a Noise Action Plan for Industry (NAP) area, the closest NAP for Industry is over 30km from the Proposed Scheme.

One NAP Priority Area for Roads, associated with the A465(T) Heads of the Valleys Road, where it passes the residential area of Pen-y-Wern, is located approximately 1.3km north of the northernmost extent of the Proposed Scheme.

Three NAP Proximity Areas for Roads are located; two of which are associated with the A4102 Penydarren Road between 0.8 -1km to the east of the Proposed Development and one associated with the A4054 Plymouth Street, Twynyrodyn, approximately 1.3km north.

There is potential for noise and vibration impacts during construction though deliveries, machinery and construction operations, however, these are temporary and can be controlled through good construction practice.

Due to the nature of the Proposed Scheme, significant noise levels are not anticipated during operation of the Proposed Scheme.

3.7 Population, socio-economics and human health

The Proposed Scheme lies within both the Town and Dowlais and Pant Wards in Merthyr Tydfil.

Dowlais and Pant ward had an estimated population of approximately 6600 in 2021 and the population of the Town ward was estimated at 7900 people in the same year.

The Proposed Development is not likely to have a significant impact on the population size of Merthyr Tydfil as it is not a residential development, however, it may offer greater employment opportunities to local people.

There may be an increase in vehicular traffic which may have a slight impact on air quality in the area. However, this is not likely to be at a level that will pose a significant risk to human health.

The operational phase of the Proposed Scheme will not include heavy industrial operations and therefore significant impacts on air quality are not anticipated.

3.8 Water

3.8.1 Flood risk

The site of the Proposed Scheme is not identified on the Flood Risk Assessment Wales Map as being at risk of fluvial or tidal flooding, but a small proportion of the area has a low risk of pluvial (surface water) flooding (see Figure 2).

It is understood however, that SUDs approval will be required, and surface water drainage will be integrated into an overall SUDs design for the Proposed Scheme and therefore surface water flooding will not be a significant risk.

3.8.2 Water Framework Directive (WFD)

The Proposed Scheme is situated within the WFD designated South East Valleys River Catchment area.

The closest WFD designated watercourse, the Nant Morlais is located approximately 600m east of the Proposed Scheme, much of the river is conveyed underground underneath the town of Merthyr Tydfil. The confluence of the Nant Morlais and the Afon Taff is approximately 1.5km to the west of the Proposed Scheme.

The watercourse is not downstream of the Proposed Scheme, or hydrologically connected and it, and the Afon Taff are not likely to be affected by the Proposed Scheme

3.8.3 Water quality

Specific mitigation measures will be in place to prevent any pollution to the waterbodies (including ponds or ditches) during construction of the Proposed Scheme.

Potential pollution risks during operation of the Proposed Scheme include chemical/fuel oil runoff from the Proposed Scheme.

3.8.4 Hydrogeology

The Proposed Scheme is not located within 1km of any Groundwater Source Protection Zones and is not anticipated to significantly affect the groundwater.

3.9 Land

The site of the Proposed Scheme comprises an area of land that has been subjected to historical disturbance and development and has been reclaimed and landscaped. The land is currently mainly used for recreational purposes; however the land is allocated for employment/industrial use in the Replacement LDP 2016-2031.

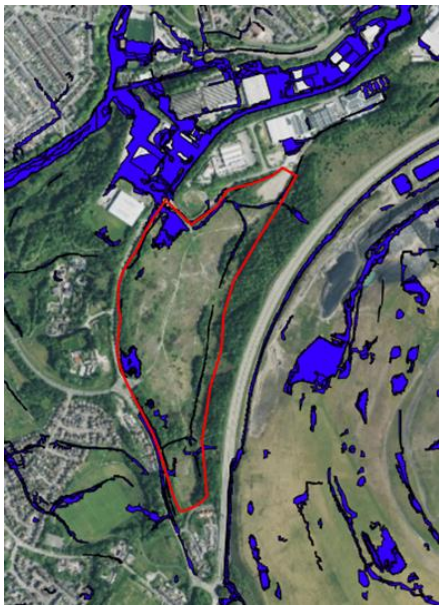


Figure 2- *Areas at low risk of surface water flooding (in blue) – Goat Mill Road Enterprise park Proposed Scheme(amended from Flood Risk Assessment Map, Data Map Wales, 2022)*

3.10 Climate – effects on Climate

The Proposed Scheme is not anticipated to significantly impact on climate change, as it is not producing new material or generating significant amounts of traffic. There will be temporary localised impacts from construction and materials delivery vehicles moving to and around the Proposed Scheme site.

All construction will be undertaken in accordance with best practice, such as no vehicle idling, therefore minimising greenhouse gas emissions from plant and equipment.

As there will be no heavy industry on the Proposed Scheme, the operational phase is not anticipated to present significant long-term effects on climate.

3.11 Major accidents and/or disasters

Major accidents and disasters are those that commonly may incur community losses, encompassing assets, life, health and livelihoods. Disasters are events that are natural occurrences, whereas accidents refer to human made events.

Given the nature and size of the Proposed Scheme, major accidents and/or disasters are not anticipated.

3.12 Heat and radiation

The Proposed Scheme is not anticipated to have significant effects on heat and radiation.

3.13 Cumulative effects

A search of planning applications made within the last five years within a 3km radius from the Proposed Scheme and that are classified as 'major' developments, was undertaken on 6 September 2024 to assess the potential for cumulative impacts arising from the Proposed Scheme in combination with other proposed development.. These are listed in Table 4.

Table 4 – Planning applications for major developments within 3km of the proposed Development (within last 5 years)

Reference	Location	Description	Approximate distance and direction from Proposed Scheme	Type of development	Status
P/22/0064	Goat Mill Road Dowlais	Proposed recycling and processing facility	Same area as Proposed Scheme	Major industrial	Withdrawn
P/21/0424	Stephens and George Ltd Goat Mill Road Dowlais	Extension	150m N	Major industrial	Full approval
P/20/0109	Land at Pant Industrial Estate, Pant	Erection of industrial units (Use Classes B1, B2, B8) and associated works	1.6km N	Major other	Unknown
P/22/0237	Ffos Fy Fran	Variation of planning conditions to extend the life of an existing coal mine until 2024	900m E	Major other	Refused
P/24/0034	Land to the North of Goitre Lane, Gurnos	Construction of a new Primary School, including access, landscaping, play/sports pitches, parking, external works, swale, plant and associated works	1.7 NW	Major other	Full approval
P/23/0252	Land at Gelligaer	Construction of up to six wind turbines	3.5 NE	Major other	Observations

Reference	Location	Description	Approximate distance and direction from Proposed Scheme	Type of development	Status
	and Merthyr Common to the North of the Heads of the Valley's Road (A465)	with a maximum blade tip height to 180m and associated infrastructure including access routes and aviation lighting			
P/23/0131	Bishop Hedley High School, Gwaunfarren Road, Penydarren, Merthyr Tydfil CF47 9AN	Demolition of existing school and construction of a new school building within the existing site, including sports facilities and associated landscaping, access and engineering works, temporary staff car park, construction compound and classrooms during construction	800m NW	Major other	Full approval
P/23/0065	Land to South West of the A470/A4102 Roundabout at Rhydycar West	Outline application for erection of a mixed leisure development comprising Indoor Snow Centre (up to 39,200 sq m), Water Park (up to 7500 sq m), Indoor Activity Centre, Hotel accommodation (up to 418 bedrooms), Woodland Lodge accommodation, (up to 30 units), car parking (up to 830 spaces) and	2.5km SW	Major other	Pending consideration

Reference	Location	Description	Approximate distance and direction from Proposed Scheme	Type of development	Status
		associated earthworks, access, drainage, servicing and utilities connections/infrastructure			
P/23/0003	Land to the North of Abercanaid Industrial Estate, Abercanaid CF47 0YL	Creation of an inert waste transfer station with associated workshop building, office building, weighbridge, storage bays, acoustic barriers, plant and machinery	2km SW	Major other	Full approval
P/20/0228	Pengarnddu Service Reservoir, Pengarnddu Industrial Estate, Dowlais	Construction of 9ML (mega litre) 2-cell reservoir and associated engineering, access and landscaping works	2km NE	Major other	Full approval
P/24/0028	1 Vulcan Buildings, Brecon Road, CF47 8NH	Rear extension to Vulcan 1 and 2 to facilitate extension to existing flats and change of use of garage in the grounds of Vulcan 1 to 1 number contained flat	1.8km W	Major residential	Full approval
P/23/0270	Merthyr Tydfil General Hospital, Penydarren Road	Proposed development to create 30 No. (1 and 2 bedroom) self-contained apartments (Conservation Area Consent)	850m W	Major residential	Conservation Area Consent Approval

Reference	Location	Description	Approximate distance and direction from Proposed Scheme	Type of development	Status
P/23/0053	Dragon park, Abercanaid	Residential development (200 units), engineering works, access formation, landscape, drainage and associated works	2.3km SW	Major residential	Full approval
P/21/0358	Land off Elm Tree Grove, Twynyrodyn	Residential development and associated engineering, access and landscaping works	600m S	Major residential	Full approval
P/21/0338	Former Ysgol Santes Tudful School, Queens Road, Twynyrodyn	Erection of 10 detached dwellings	500m SW	Major residential	Reserved matters
P/20/0199	Former St Tydfils Hospital, Upper Thomas Street CF47 0SJ	Residential development consisting of the conversion and extension to a listed building to create 7 apartments and a dwelling, construction of 62 dwellings (including 31 affordable units), the demolition of existing buildings, landscaping, re-profiling of land, alterations to existing access and associated works	950m W	Major residential	Full approval

The Proposed Scheme is adjacent to the existing Goatmill Road Industrial Estate, which accommodates a number of industrial uses therefore there will not be a significant change to the character of the local landscape and environs.

The majority of the planning applications are at a sufficient distance, or at a scale that is not likely to result in significant cumulative effects with the Proposed Scheme..

4. EIA screening conclusions

The Proposed Scheme meets the criteria of Schedule 2, being included as an industrial estate development scheme under Infrastructure projects (Section 10 (a)) and as the Proposed Scheme area exceeds 5ha (the whole site covers 16.98 ha, with 14.75 ha of developable land). requires screening for EIA.

There is potential for minor impacts on biodiversity, cultural heritage assets within the ASA and historic landscape as well as landscape and visual impacts.

Impacts on biodiversity and archaeological features will be mitigated and compensated and therefore no significant effects are likely.

Impacts of visual and landscape features will be localised, the Proposed Scheme being well screened by existing vegetation that will be maintained, and the embankment of the A4060.

In light of the above, we recommend that a Statutory Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 is not required and request that, as the Competent Authority, Merthyr County Borough Council verify this screening opinion.