

**LAND AT CHANNEL VIEW, GRANGETOWN
CARDIFF**

ENVIRONMENTAL STATEMENT

VOLUME 2

CHAPTER 2: EIA SCOPE AND METHODOLOGY

SCREENING AND SCOPING

- 2.1 In late 2019 a Screening Request was made to Cardiff Council regarding the proposed redevelopment of the Site. The description of the proposed development at the time was as follows:

The older housing stock on the land would be cleared.

The Planning application is expected to be hybrid, allowing for a first phase of development in full detail, and further phase(s) on an outline and reserved matters basis.

Indicatively Development comprises the construction of 370 new dwellings, 188 of which would replace those demolished.

The new development is indicated as providing a mix of two storey houses and flats along with a number of flatted blocks of between four and seven storeys adjacent to the river, The proposal also includes for a new pedestrian/cycle bridge linking the Areas of Grangetown and Butetown with landings on opposite banks of the Taff River.

- 2.2 On 25th October 2019 Cardiff Council provided a Screening Opinion confirming that the development proposals would represent EIA Development, and consequently that an Environmental Statement would be required to allow the Local Planning Authority to assess the environmental impacts of the proposed development.
- 2.3 Following receipt of the Screening Opinion, a Scoping Request was made to Cardiff Council. The description of the proposed development remained as per the Screening Request. On 6th January 2020 Cardiff Council provided a Scoping Opinion which advised that the following matters should be 'scoped in' to the Environmental Statement:
- Townscape and Visual Impacts
 - Traffic and Transport
 - Air Quality
 - Ecology
 - Landscape and Arboriculture including soils resource
 - Contamination
 - Drainage
 - River Basin Management Plan / Water Framework Directive
 - Flood Risk including flood storage capacity
 - Heritage

- Design
- Utilities and Energy

2.4 As the scheme was subsequently developed and evolved, it was determined that the bridge proposals would be progressed independently from the residential redevelopment proposals. As part of the pre-application engagement with the LPA further clarification was sought regarding the scope of the Environmental Statement having regard to the amendments to the scheme. On 6th July 2020 Cardiff Council provided a pre-application response confirming the final scope of the Environmental Statement as follows:

Technical ES Chapter	Informed By
Townscape and Visual Impact	Townscape and Visual Impact Assessment
	Townscape Visually Verified Views
Traffic and Transportation	Transport Assessment
	Transport Implementation Strategy
	Travel Plan
Air Quality	Air Quality Assessment
	Traffic Flow Data (latest complete year)
	Meteorological Data
Ecology	Phase 1 Habitat Survey (inc. building inspection survey for bats)
	Targeted Species Surveys (as required)
Landscape and Arboriculture	Soil Resource Survey
	Soil Resource Plan
	Tree Survey
	Tree Constraints Plan
	Tree Protection Plan
Contamination	Site Investigation Report
Flooding and Drainage	Flood Consequences Assessment
	Drainage Strategy
Utilities and Energy	GPR Scan
	Services Appraisal

2.5 In addition to the issues identified by the LPA the following issues are also considered important and will be dedicated a chapter of ES:

- Socio- Economic Considerations

METHODOLOGY

- 2.6 The ES has been prepared in accordance with the requirements of the 2017 EIA Regulations and with reference to best practice including that published by the Institute of Environmental Management and Assessment (IEMA). All information required to identify the significant environmental effects of the development, as defined by Schedule 4 of the Regulations has been provided. The ES also complies with the requirements of Paragraph 17(3) and 17(4) which define what comprises an ES.
- 2.7 The assessment includes a consideration of relevant policy and legislation of relevance as well as considering comments received by consultees during the pre-submission period.
- 2.8 Each technical Chapter broadly follows the following structure:
- Introduction
 - About the Author (including specifically their competency in the relevant field)
 - Structure of the Report
 - Legislative and Policy Context (a brief review of relevant policy and legislative context)
 - Assessment Methodology & Significance Criteria (Confirmation of the detailed topic-specific assessment methodology, consultation undertaken and confirmation on how the assessment relates to the standard significance criteria adopted for the EIA (see below):
 - Assessment Methodology
 - Significance Criteria
 - Consultation
 - Assumptions and Limitations
 - Baseline Conditions (consideration of Baseline Conditions including an identification of sources of information, site history, current environmental conditions and future trend/anticipated changes to current conditions that could be anticipated without the scheme):
 - Existing Conditions
 - Future Baseline
 - Potential Impacts (Identification of the potential effects including a summary of those resources/receptors likely to be affected, the sensitivity of those receptors to accommodate change; the degree of change resulting from the proposal; the change of events or pathways linking cause to effect and a prediction of the significance of effects in terms of nature, extent and magnitude including whether it is direct/indirect, short/long term, permanent/temporary and beneficial/adverse):
 - Construction
 - Operation

- Mitigation and Monitoring (The scope for incorporating mitigation measures to avoid, reduce, remedy or compensate for any identified effects):
 - Construction
 - Operation
- Residual Impacts (identification of any effects remaining after mitigation)
 - Construction
 - Operation
- Summary & Conclusions

2.9 The effects of the individual environmental matters have been assessed against a common list of significance criteria (unless there are specific reasons for using other criteria which are addressed within individual chapters)

Significance	Definition
Substantial (beneficial/adverse)	considerable effects (by extent, duration or magnitude) or of more than local significance or breaching identified standards or policy
Moderate (beneficial/adverse)	limited effects which may be considered significant
Minor (beneficial/adverse)	slight, very short or highly localised effects
Neutral/negligible	barely perceptible or nil significance of effect

2.10 The following significance matrix has then been utilised to determine the overall magnitude of effects (unless there are specific reasons for using other criteria which are addressed within individual chapters)

Sensitivity of Receptor	Magnitude of Impact			
	Substantial	Moderate	Minor	Negligible
Substantial	Substantial	Substantial	Moderate	Minor
Moderate	Substantial	Moderate	Minor	Negligible
Minor	Moderate	Minor	Negligible	Negligible
Negligible	Minor	Negligible	Negligible	Negligible

CUMULATIVE EFFECTS

- 2.11 Schedule 4 of the EIA Regulations sets out information for inclusion in Environmental Statements. Paragraph 5 identifies that this should include:

“A description of the likely significant effects of the development on the environment resulting from, inter alia:

(e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;”

- 2.12 This further defined in best practice guidance such as IEMA’s ‘Guidelines for Environmental Impact Assessment’ (2004), which advise that cumulative assessments should have regard to those schemes which are ‘reasonably foreseeable’.
- 2.13 Despite the requirements of the Regulations to consider the cumulative impact of development, they provide no definition or guidance as to how potential cumulative impact should be identified. In lieu of this, the following set of criteria have been developed for identifying projects with potential to have cumulative impacts with the Proposed Development, having regard to the above and the characteristics of the Site.
- **Existing and/or approved projects:** Projects which have received planning permission from the LPA (granted or with a resolution to grant) and have not yet been completed and consequently accounted for in their entirety within the baseline conditions.
 - **Likely Significant Effect:** Projects which were identified as representing EIA Development and for which an ES was submitted **or** projects which introduce sensitive receptors within close proximity of the Site boundary (but are not EIA development).
 - **Existing environmental problems relating to areas of particular environmental importance likely to be affected:** Having regard to the specific environmental characteristics of the Site and the anticipated environmental impacts of the development as considered within the technical chapters of the ES, a study area of 500 metres from the Site is considered appropriate.

2.14 An assessment of the study area comprising of a review of Cardiff Council's online mapping systems together with discussions with the Local Planning Authority identified three major projects. These are considered in turn below.

Project	Benefits from planning permission (granted or resolution to grant)	Expected to be Built Out at the same time as the Proposed Development	Considered to an EIA Development	Introduces sensitive receptors in close proximity to the Site boundary	Requires further consideration in assessing cumulative impact
Land west of Clive Lane, Grangetown	Yes: Planning Permission 15/02834/MJR for up to 116 dwellings	Yes: Currently under construction	No	No	No
New Pedestrian Bridge over the River Taff	No	Yes	Likely	No	No
Grangetown Gas Works, Ferry Road, Cardiff	No	Unknown	Likely	Unknown	No

2.15 It is therefore concluded that there are no other existing and/or approved projects in the locality which are likely to have a significant cumulative effect on the environment in conjunction with the Proposed Development.

LIMITATIONS

- 2.16 A detailed explanation of limitations in respect of individual topic areas are contained within the corresponding technical chapters. Where a chapter is silent on limitations, it should be read that there were no relevant limitations in respect of the topic.