

Oliver Edwards
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Gofynnwch am / Please ask for **Ceri Thomas**

 **01492575391**



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Ein Cyf / Our Ref **DC/ENQ/29321**

Eich Cyf / Your Ref

Dyddiad / Date **12/03/2020**

Site / Location: Promenade
(Splash Point to Porth Eirias)
Colwyn Bay
Conwy
LL29 8AR

Proposal: EIA Screening Opinion

Dear Oliver Edwards

**Town and Country Planning (Environmental Impact Assessment)(Wales) Regulations 2017
Request for Screening Opinion**

Further to your letter dated 17th February 2020, I hereby attach the local planning authority's Screening Opinion, which determines that any planning application for the development will need to be accompanied by an Environmental Statement.

We would be happy to advise on the scope and level of detail of the information to be provided in the environmental statement following receipt of an application for a Scoping Opinion

We would also like to draw your attention to the requirement in The Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016 for the applicant to conduct pre-application consultation, and would again invite you to carry out discussions with the local planning authority on these matters.

Yn ddiffuant / Yours sincerely



Paula Jones

Rheolwr Rheoli Datblygu ac Adeiladu / Development and Building Control Manager

**TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS
1999 - REGULATION 7**

**DETERMINATION AS TO WHETHER OR NOT A DEVELOPMENT PROPOSAL IS
SUBJECT TO ENVIRONMENTAL IMPACT ASSESSMENT - SCREENING OPINION**

SECTION A

Enquiry reference:	ENQ/29321
Date of receipt of enquiry:	20 th February 2020
Address of site:	Colwyn Bay Promenade and beach
Applicant	Name: Conwy County Borough Council Address: Bodlondeb, Conwy
Proposed developments	Coastal defence works and enhancements to the Promenade
The applicable thresholds/criteria from column 2 of Schedule 2 of the Regulations for the type of development proposed	Paragraph 10(m) Coastal work to combat erosion and maritime works capable of altering the coast through the construction, for example, of dykes, moles, jetties and other sea defence works, excluding the maintenance and reconstruction of such works – All development
Is the proposal in a Sensitive Area as defined in Regulation 2(1)	No (but close to Liverpool Bay Special Protection Area)

SECTION B

Consideration has been given by the Local Planning Authority to the Selection Criteria in Schedule 3 of the Regulations, the general guidance contained in the EIA Circular, relevant indicative Criteria in Schedule 3 of the Regulations and, as applicable, the details contained in any request for a screening opinion and in the case of Schedule 2 development.

The Local Planning Authority hereby determines that:

The proposed development constitutes an Environmental Impact Assessment application within the Regulations and therefore you are **required** to submit an Environmental Statement to the Local Planning Authority.

SECTION C

The Local Planning Authority's reasons why it has requested an Environmental Statement in this case are:-

- (i) The area of the proposal exceeds the 1 hectare threshold above which paragraph A29 of Welsh Office circular 11/99 advises that an EIA is more likely to be required
- (ii) The area of the proposal is situated on and above the inter-tidal zone, which is of biodiversity interest, and is close to the Liverpool Bay Special Protection Area. The proposal is likely to have significant effects on biodiversity interests within and neighbouring the development site, including potential impacts on the SPA (subject to further Habitat Regulations Assessment screening).
- (iii) The Promenade and beach form recreational and tourism assets which are make a significant to the economic and social well-being of Colwyn Bay. The proposal could have potentially significant impacts on the appearance, amenity and accessibility of those assets.


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Date of Determination: 12th March 2020

Paula Jones
Development Control Manager
On behalf of Conwy County Borough Council

Copy of this determination is placed on the Part 1 Register.



Rydym yn croesawu gohebiaeth yn Gymraeg / We welcome correspondence in Welsh
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi /
We will respond to any correspondence in Welsh which will not lead to a delay

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