

Emma Fortune  
Carney Sweeney  
Brunel House,  
2 Fitzalan Road,  
Cardiff, CF24 0EB

Application Number: DM/2024/01242

21st November 2024

Dear Sir/Madam,

<b>Description Of Proposal:</b>	<b>Screening Request in respect of the proposed new residential development.</b>
<b>Location:</b>	<b>Land At Mounon Road Chepstow Monmouthshire NP16 6AA</b>

I refer to your correspondence dated **21.11.2024** and your supporting information also received on the same date requesting that the Local Planning Authority adopt a screening opinion under the Town and Country Planning (Environmental Impact Assessment) (Amendment) (Wales) Regulations 2017 (hereafter referred to as 'the Regulations') for the above development.

With regard to **Schedule 2, section 3(i)** of the above mentioned Regulations I consider that the proposal does comprise of development under this category.

In formulating this screening opinion I have had regard to the criteria set out in Schedule 3 of the Regulations together with advice set out in Welsh Officer Circular 11/99 - Environmental Impact Assessment. Having regard to the scale and nature of the development, the size of the site and the existing use of the site I consider that the proposal is likely to result in a significant adverse effect on the environment.

I can confirm that an Environmental Statement will be required to support a planning application submitted for the proposal described above. This screening opinion was reached following consultation with various internal consultees.

A copy of the screening checklist formulated to have appropriate regard to Schedule 3 of the Regulations and used to reach this screening decision shall be forwarded under separate cover.

Should you wish to pursue this proposal, I would encourage you to submit a pre-application enquiry under our pre-application charging system which would provide you with detail of what

information would be required within a planning application and provide you with advice on how the Local Planning Authority would view your proposals.

If you have any questions or queries regarding the above please do not hesitate to contact me on **01633 644811** or by email at **[kateyoung@monmouthshire.gov.uk](mailto:kateyoung@monmouthshire.gov.uk)**

Yours faithfully,

Ms Kate Young  
**Development Management Team**