



# Cardiff East Park and Ride, Llanrumney Environmental Statement

## Chapter 1: Introduction and EIA Methodology

Iceni Projects Ltd on behalf of  
Curtis Hall Ltd

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# 1. INTRODUCTION AND EIA METHODOLOGY

## Introduction

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- 1.1 This Environmental Statement (ES) has been prepared by Icen Projects and a team of technical experts on behalf of Curtis Hall Limited ('the Applicant'). The ES accompanies a hybrid planning application submitted to Cardiff Council ('CC') for the comprehensive redevelopment of the existing Cardiff Park and Ride East in Pentwyn, Cardiff ('the Site').
- 1.2 The Site is located to the immediate south-east of the Eastern Avenue dual-carriageway (A48) and comprises 23.4 hectares ('ha') in area. The Site location is shown within a red line in **Figure 1.1** (and at **Appendix 3.1**).
- 1.3 This chapter is accompanied by the following technical appendices:
- **Appendix 1.1:** Location of Specified Information in the ES;
  - **Appendix 1.2:** Scoping Opinion for Extant Permission;
  - **Appendix 1.3:** Cumulative Schemes; and
  - **Appendix 1.4:** Competency Statement.

## Overview of the Proposed Development

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- 1.4 The Proposed Development will comprise the following:
- "Hybrid Planning Application (part full/part outline) for the demolition of existing structures and redevelopment of the site to provide a data centre and ancillary buildings and structures, associated car parking and access roads, a bridge across the Rhymney River, site wide landscaping and associated works."*
- 1.5 A more detailed description of the Proposed Development is provided in **Chapter 3: Proposed Development, Demolition, Construction and Description of Alternatives**.

Figure 1.1: Site Location



## Site Background

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- 1.6 The existing Park and Ride contains approximately 1,000 car parking spaces, in addition to bus drop-off and pick-up points, an office/ amenity building and various compounds. The Site is accessed from the A48, Eastern Avenue.
- 1.7 The Site is not shown on the Council's adopted proposals map to be allocated for any specific use.

## Background to the EIA Process

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- 1.8 The ES reports on an Environmental Impact Assessment ('EIA') process, which is a systematic assessment of the likely significant effects of the Proposed Development. The EIA process is required by UK law for certain types of development projects.
- 1.9 The ES has been prepared to comply with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Wales) (as amended in 2019<sup>i</sup>) (the 'EIA Regulations'). These Regulations set out the statutory requirements for carrying out an EIA, the contents of the ES and the procedures for determining planning applications for 'EIA Development'. The information required for inclusion in an EIA is defined by Regulation 17(3)/(4) and Schedule 4 of the EIA Regulations. **Appendix 1.1** sets out these information requirements together with their location in the ES.
- 1.10 In view of the nature and scale of the Proposed Development and recognition that it has the potential to give rise to significant environmental effects, the Applicant voluntarily commissioned an EIA. The proposal is one that could fall within Category 10(a) of Schedule 2 of the EIA Regulations (Wales), as an 'industrial estate development project' where the development exceeds 5 hectares in site area.
- 1.11 Schedule 4 of the EIA Regulations identifies information required for inclusion in Environmental Statements. This information, and its location within the ES, is presented in **Appendix 1.1**.
- 1.12 Guidance documents were also considered when undertaking this EIA including:
- Planning: guidance on environmental impact assessments (circular 11/99, where applicable)<sup>ii</sup>;
  - Institute of Sustainability and Environment Professionals (ISEP) Update to Guidelines for Environmental Impact Assessment (2016)<sup>iii</sup>;
  - ISEP (2011) The State of Environmental Impact Assessment Practice in the UK<sup>iv</sup>;
  - Recent EIA case law; and

- Topic specific guidance and assessment criteria, where appropriate.

- 1.13 Each technical assessment following respective national and local planning policy and guidance as appropriate to their discipline.
- 1.14 The recent ruling by the Supreme Court 'R (on the application of Finch on behalf of the Weald Action Group) v Surrey County Council and others [2024] UKSC 20' concluded that the consideration of downstream, scope 3 greenhouse gas emissions are necessary to include within an EIA where there is a direct link between the project and their creation, such as the combustion of extracted fossil fuels in the case of the ruling.
- 1.15 The Applicant confirms that Chapter 10 Climate Change and Greenhouse Gases assesses the direct and indirect effects of the Proposed Development to climate change. Assessments of scope 3 emissions relating to the disposal of waste and excavated materials linked with the construction and operation of the Proposed Development (such as their disposal at specialist facilities) is not undertaken in this ES as it is expected that disposal will be managed by the organisations who run these facilities in accordance with environmental best practice and the requirements of the Environmental Permits that are in place, as such negligible effects are anticipated.

## Consultation

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- 1.16 A Scoping Opinion from CC was received in May 2022 for the previous application on the Site. Whilst the Proposed Development is not 'materially the same' as the previous proposals for the Site (as per Regulation 17 of the EIA Regulations), such is the nature of the development that similar environmental effects are considered likely. Therefore, a Scoping Opinion Request has not been submitted to CC for the Proposed Development. This approach has been discussed with CC officers during pre-application meetings and was considered to be acceptable.
- 1.17 To assist with understanding how the previous scope for the extant permission was reached, the previous Scoping Opinion at **Appendix 1.2** has been appended, however it is noted that the Proposed Development is not considered to be materially the same as the extant permission. To that end, a thorough review of where there may be different environmental effects to those identified in the ES for the extant permission has been undertaken.
- 1.18 With regard to Climate Change, please see Chapter 10 for a full assessment undertaken in line with ISEP guidance. Noise and Vibration impacts in relation to ISEP guidance have been considered and no significant effects are anticipated, however please see Appendix 3.3 for confirmation on how these conclusions have been reached.

### Stakeholder Consultation

- 1.19 Development at the Site has benefitted from a wide range of consultation with the Council and various stakeholders, both as part of the extent permission and the emerging proposals. This feedback has been taken on board and has informed the design evolution of the scheme. **Chapter 3** provides further information as to how the scheme has evolved throughout this pre-application period, particularly regarding environmental enhancement and mitigation, and how the site layout has responded to the feedback received.
- 1.20 The meetings that have taken place have been a combination of formal pre-application meetings with planning officers, meetings with technical consultees (e.g., SAB pre-apps), as well as meetings arranged by the Council's development team with attendance from planning colleagues.
- 1.21 In addition to engagement with Council officers, various other technical consultees and utility providers have been consulted. Their input and guidance has helped inform the emerging proposals and the ES.

### Pre-Application Consultation

- 1.22 Due to the scale of the Proposed Development constituting 'major development', the project has been subject to Pre-Application Consultation (PAC) in accordance with statutory requirements. Thus following, the planning application is supported by a Pre-Application Consultation Report which identifies the consultation process, responses and matters raised. Where relevant to EIA, these are detailed here. Where it has been necessary for further discussion and/or consultation, further details have been provided within the relevant ES chapter or planning application document.

### Basis of the Assessment

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- 1.23 The EIA has principally assessed the Proposed Development with reference to the detailed planning drawings and parameter plans. Due to the level of design flexibility provided by the parameter plans, the technical assessments in this ES provide an assessment of the maximum extent of the Development which would represent a 'worst-case' assessment. The basis of the worst-case approach is clearly defined in each topic assessment.
- 1.24 The 'worst-case scenario' approach is employed where the nature of the Proposed Development means that details of the whole project have not been confirmed (for instance the precise dimensions of structures) when the application is submitted, and flexibility is sought to address uncertainty. The approach allows a robust assessment of 'worst-case' likely environmental effects.
- 1.25 A description of the Proposed Development is provided for information in **Chapter 3: Proposed Development, Demolition, Construction and Description of Alternatives**. A full set of drawings are provided in **Appendix 3.1**.

## Assessment of Effects

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### Demolition and Construction

- 1.26 Subject to planning permission being granted and the subsequent approval of matters specified in conditions, demolition and construction is expected to commence in 2026, with construction expected to be completed and the Proposed Development expected to be operational by 2028. Redevelopment will take place over several phases, as described in **Chapter 3**. This would represent an indicative build out period of approximately 18 months. A different start date would not alter the ES findings related to the assessment of likely significant effects or mitigation.
- 1.27 Each technical assessment in the ES assumes a notional 'likely worst-case' scenario with respect to the envisaged demolition and construction methods, location (proximity to sensitive receptors) and timing as outlined in **Chapter 3**. These assumptions may vary between the topic specific assessments, therefore each individual assessment accounts for a 'hypothetical' construction site that is representative of the 'worst-case' scenario for any given set of receptors, relevant to that particular technical assessment. Both permanent and temporary construction effects are identified.
- 1.28 The key activities during demolition and construction which informed the technical assessments of the ES are described within each chapter as relevant. General commentary on the construction programme and methodology is provided in **Chapter 3**.
- 1.29 A Construction Environmental Management Plan (CEMP) (**Appendix 3.2**) will be prepared and agreed with the relevant bodies, prior to construction commencing. This will be secured by a suitably worded planning condition. The CEMP will set out the strategy, standards, control measures and monitoring procedures that will be implemented to manage and mitigate any adverse environmental effects of the construction process, including mitigation measures defined by the ES.
- 1.30 A Framework Travel Plan has been prepared as a guide to managing travel to and from the Proposed Development. Please see **Appendix 8.2** for further details.
- 1.31 In-line with ISEP best practice, the CEMP can be defined as 'tertiary' mitigation which is defined as that which *"will be required regardless of any EIA assessment, as it is imposed, for example, as a result of legislative requirements and/ or standard sectoral practices. For example, considerate contractors' practices that manage activities which have potential nuisance effects"*. As such, the CEMP forms part of the project description and was taken as read in assessing effects. The basis of the EIA is, therefore, that this form of mitigation will be delivered. As such, the CEMP is considered to be standard practice in the management of the demolition and construction works of the Proposed Development. The CEMP will be taken into account and form the basis of the assessment of likely significant effects. As such, any effects that might have arisen without this

mitigation will not be identified as 'likely effects', as there should be no potential for them to arise. This should result in a simpler and more proportionate ES. The Framework Travel Plan would be considered as secondary (foreseeable) mitigation, which is a measure proposed to help mitigate effects identified during the assessment process.

### **Completed Development**

- 1.32 The assessment of potential effects of the completed and occupied Proposed Development incorporates analysis of the permanent effects that could arise as a result of the Proposed Development. This assumes that the Proposed Development is fully occupied.
- 1.33 The Proposed Development is assumed to be completed and operational in 2028, this is taken as the opening year assessment. This year may be subject to change; however, this would not materially alter the ES findings related to the assessment of likely significant effects or mitigation.

### **Effect Significance and Approach to Assessment**

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- 1.34 Assessments will broadly consider the sensitivity of the resources/ receptors that could be affected and the magnitude of impact to derive the classification and significance of effects. The methodology for determining effect significance considers several factors.
- 1.35 Where definitions are available in ES guidance, the consensus is that the 'impacts' are defined as the changes resulting from an action, and 'effects' are defined as the consequences of impacts. Therefore, both terms have been used within this ES.
- 1.36 Terminology to describe the sensitivity of resources/ receptors and magnitude of impact is as follows:
- High;
  - Medium; and
  - Low.
- 1.37 Each of the technical chapters of this ES provide further detail on the definition of each of the above terms specific to the topic in question.
- 1.38 Each of the technical assessment chapters of this ES also provides the criteria, including sources and justifications, for quantifying the different levels of potential impact or 'impact magnitude'. Where possible, this has been based upon quantitative and accepted criteria (for example, national standards for air quality and noise), together with the use of value judgement and expert interpretation.



- 1.39 A generic classification of the Likely Effects Matrix is provided within **Table 1.2**. The basis for determining the classification of the likely effect takes into account the sensitivity of resource/ receptor and magnitude of impact.

**Table 1.2 Generic Likely Effects Matrix**

Receptor Sensitivity	Magnitude of Impact			
	High	Medium	Low	Very Low
High	Major Beneficial / Adverse	Major Beneficial / Adverse	Moderate Beneficial / Adverse	Minor Beneficial / Adverse
Medium	Major Beneficial / Adverse	Moderate Beneficial / Adverse	Minor Beneficial / Adverse	Negligible
Low	Moderate Beneficial / Adverse	Minor Beneficial / Adverse	Negligible	Negligible
Very Low	Minor Beneficial / Adverse	Negligible	Negligible	Negligible

*Notes: The significance of the effect is defined by the shaded grey areas – see discussion below for definitions relating to these.*

### Effect Significance

- 1.40 The general terminology used to describe the classification of effects is presented in **Table 1.3** and **Table 1.4** below. This takes into account the magnitude of impact and the sensitivity of a receptor. The nature of the effect is also identified i.e. whether it is adverse or beneficial in nature.

**Table 1.3 Categories of Effects Being Considered**

Type of Effect	Description
Major	These effects (adverse or beneficial) may represent key factors in the decision-making processes. Potentially associated with sites and features of national importance or likely to be important considerations at a regional or district scale. Major effects may relate to resources or features which are unique and which, if lost, cannot be replaced or relocated.
Moderate	These effects (adverse or beneficial) are likely to be important at local scale and (if adverse) on their own could have a material influence on decision-making.
Minor	These effects (adverse or beneficial) are mostly local issues and may be of relevance in the detailed design of the project but are unlikely to be critical in the decision-making process.

Negligible	Effects which are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error, these effects are unlikely to influence decision-making, irrespective of other effects.
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**Table 1.4 Nature of Effect**

Type of Effect	Description
Adverse	Detrimental or negative effects to an environmental/ socio-economic resource or receptor.
Negligible	Effects which are below the levels of perception, within normal bounds of variation or within the margin of forecasting error, these effects are unlikely to influence decision-making, irrespective of other effects.
Beneficial	Advantageous or positive effect to an environmental/ socio-economic resource or receptor.

1.41 Following the classification of an effect using the above summarised methodology, a clear statement is then made as to whether the effect is 'significant' or 'not significant'. As a general rule, the following criteria is applied:

- 'Moderate' or 'major' effects are deemed to be 'significant';
- 'Minor' effects are considered to be 'not significant', and
- 'Negligible' effects are considered to be 'not significant' and not a matter of local concern.

1.42 In some instances, 'minor' effects may be considered significant. Where this is the case, it is clearly described within the technical chapter.

1.43 Professional judgement has also been applied, including consideration of whether an effect is direct or indirect, cumulative, the duration and frequency, and the likelihood of the effect occurring. Where the approach to classifying effects and/ or defining significance differs from that outlined above for any of the technical assessments, this is clearly described in the relevant chapter of this ES.

1.44 Where mitigation measures have been identified to either eliminate or reduce significant adverse effects, these have been adopted in a number of ways:

- Incorporated into the Proposed Development, for example either through amendment to the design;

- Implemented as a monitoring/ management measure during the demolition/ construction phase as; or
- Operational or managerial standards/ procedures and further design (i.e., through planning conditions or obligations).

1.45 This ES then highlights the ‘residual’ effects (those effects which remain following the implementation of suitable mitigation measures), and these are classified in accordance with the terminology defined above. The residual effects for each technical discipline are summarised within a table as part of the concluding sections of each of the technical chapters of this ES.

### Cumulative Effects

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1.46 The EIA Regulations require that, in assessing the effects of a particular development proposal, consideration should also be given to any cumulative effects. Potential cumulative effects are categorised into two types:

- The combined effect of individual impacts on a single receptor (Type 1 effects or ‘Effect Interactions’); and
- The combined effects of nearby schemes, other existing or approved development which may, on an individual basis be insignificant but, cumulatively with the Proposed Development, have a likely significant effect (Type 2 effects).

### Type 1 Effects

1.47 Intra-project effects from multiple topics are assessed within **Chapter 11: Residual Effects, Mitigation and Cumulative Effects**. The effect interactions assessment focused on receptor groups that have the potential to be affected by multiple effects addressed under more than one specialist topic in the EIA, as a result of the Proposed Development.

1.48 There is no consistent guidance or standardised approach to the assessment of effect interactions, however it is recognised that the Proposed Development has the potential to give rise to a variety of impacts upon a number of different receptors, some of which may combine to become significant effects. As a result, a receptor group-based approach was adopted. Some topics have taken a receptor-based approach and considered effect interactions on receptors as part of the assessment.

### Type 2 Effects

1.49 A full list of schemes considered for their cumulative effects is located in **Appendix 1.3**. There is currently no guidance on how to define an appropriate study area for considering cumulative schemes.

1.50 The list of cumulative schemes set out within the EIA Scoping Request has been reviewed ahead of submission, and is based on the following criteria:

- Proposed by way of the submission of a planning application and subject to a high certainty of being delivered, permitted/ with a resolution to grant planning permission or under construction;
- Located within 1km of the Site boundary, spatially linked to the Site by means of the local road network or visible in views to and from the Site; and
- Which are 10,000sqm in floor area or would give rise to more than 150 residential units.

1.51 Further details on the assessment of effect interactions and cumulative effects can be found in **Volume I: Chapter 11** of this ES.

### **Assumptions and Limitations**

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1.52 A number of assumptions have been made during the ES, which are set out below. Assumptions specific to certain environmental aspects are discussed in the relevant chapters of the ES. General assumptions include:

- The principal land uses adjacent to the Site remain as they are at the time of ES submission, except in cases where planning permission has already been granted for development. Where relevant and appropriate, it is assumed that these developments will take place and so (where relevant) have been considered in the cumulative effects assessment;
- Information provided by third parties, including publicly available information and databases is correct at the time of publication and has not been verified as part of the assessment work undertaken to inform this ES;
- The Site or adjacent properties will not be the subject of any unforeseen events of a severe nature; and
- The construction programme associated with the Proposed Development is for the purpose of assessment and is anticipated to commence in 2026.

1.53 Assumptions specific to certain environmental aspects are discussed in the relevant ES chapters.

1.54 Generally, the ES has been subject to the following limitations:

- Baseline conditions are accurate at the time of the physical surveys but, and due to the dynamic nature of the environment, conditions may change during the construction phase and on completion and occupation of the Proposed Development; and

- The assessment of cumulative effects has been reliant on the availability of information relating to all of the identified cumulative schemes (whether submitted for planning, consented or under construction).

## ES Structure and Project Team

- 1.55 The project team, authors of ES chapters and the structure of the ES are set out in **Table 1.5**.
- 1.56 As defined by Section 17(4)(a) of the EIA Regulations (Wales), this ES has been undertaken by independent qualified and competent experts. The 'Competency Statement' is included in **Appendix 1.4** of this ES.
- 1.57 In accordance with the EIA Regulations, the Applicant can hereby confirm that the technical consultants appointed to contribute and author this ES are competent experts and have demonstrated evidence of sufficient expertise to carry out robust assessments and reporting. This is evidenced in **Appendix 1.4**.

**Table 1.5 EIA Team and Topic**

Chapter		Author
Volume I: Main Text		
1	Introduction and Methodology	Iceni Projects
2	Site, Surroundings and Background	Iceni Projects
3	Proposed Development, Construction and Alternative Considerations	Iceni Projects
4	Air Quality	Tetra Tech
5	Ecology	Delta Simons
6	Landscape and Visual Impact	BCA
7	Socio-Economics	Iceni Projects
8	Transport and Access	Vectos / SLR
9	Water Resources and Flood Risk	WSP UK Ltd
10	Climate Change	Iceni Projects
11	Residual Impacts, Mitigation and Cumulative Effects	Iceni Projects
Vol II	Technical Appendices	Various
Vol III	Non-Technical Summary	Iceni Projects (with input from the EIA team)

## Planning Application Supporting Documents

- 1.58 Separate to the ES, the documents set out in **Table 1.6** have been submitted with this planning application.

**Table 1.6 Documents Submitted with Planning Application**

Document	Author
Standard Application Form	Iceni Projects
Application Drawings	Henry Mein Partnership
Landscape Drawings	BCA Landscape
Design and Access Statement	Henry Mein Partnership
Planning Statement	Iceni Projects
Pre-Application Community Consultation Report (PAC Report)	Iceni Projects
Environmental Statement	Iceni Projects
<b>Supporting / Technical Documents</b>	
Geo-environmental Investigation and Assessment	HDR
Arboricultural Survey and Impact Assessment	AT Coombes
Woodland Management Plan	AT Coombes
Drainage Statement inc. SuDs Approving Body compliance statement	Pinnacle
Utilities Report	Haslid Services
Sustainability Statement	Iceni Projects
Energy Statement	Haslid Services
PAC Report	Iceni Projects
Lighting Strategy Report/Plans	Haslid Services
Health Impact Assessment	Iceni Projects
Construction Environmental Management Plan (CEMP)	Curtis Hall
Hydraulic Modelling Report	WSP UK Ltd
Landscape and Visual Impact Assessment (LVIA)	BCA Landscape
Soil Resource Survey	ARP Associates
Habitats Regulation Assessment	WSP UK Ltd
<b>Technical reports appended to Environmental Statement ('ES')</b>	
Air Quality Assessment	Tetra Tech

Preliminary Ecological Appraisal	WSP UK Ltd
Socio Economics Assessment	Iceni Projects
Transport Assessment including Travel Plan	SLR Consulting
Flood Consequences Assessment	WSP UK Ltd
Noise Impact Assessment	KR Associates
Habitats Regulation Assessment	WSP UK Ltd
Dormouse Impact Assessment	WSP UK Ltd
Transport Assessment	SLR Consulting
Travel Plan	SLR Consulting
Water Framework Directive Assessment	WSP UK Ltd
Drainage Strategy	Pinnacle

### Structure of ES Technical Chapters

- 1.59 Technical chapters are provided for each environmental topic detailing the planning policy context, study methodology and significance criteria; baseline conditions, likely significant effects and proposed mitigation (where required). Residual effects (i.e. effects remaining following mitigation) are also described. In addition, an assessment of potential cumulative effects of the Proposed Development in combination with other developments experienced by individual sensitive receptors, is provided.
- 1.60 For consistency and ease of reading, a standard approach to the structure has been taken for each technical chapter, as outlined below.

**Table 1.7 Structure of ES Technical Chapters**

Section	Description
Introduction	The introduction details the authorship of the technical study, provides a brief summary of what is considered in the chapter and provides any relevant background information.
Legislation and Policy Context	This section includes a short summary of applicable legislation and policy plans (whether formalised or draft) at the local, regional, and national level.
Assessment Methodology and Significance Criteria	This section describes the approach taken to the assessment including references to published standards, guidelines, and relevant significance criteria; the surveys/studies and research undertaken to determine the baseline conditions and the procedure followed to assess the effects of the Proposed Development.

Baseline Conditions	It is necessary to determine the existing environmental conditions to assess the potential effects of the Proposed Development. In some cases, it may be necessary to consider the 'future baseline' (i.e., the environmental conditions in the future without the Proposed Development), and this is explained within the ES where relevant. Baseline conditions are typically established through desk-based studies, site visits and surveys.
Assessment of Effects	This section identifies the potential effects resulting from the Proposed Development and considers effects during construction, and once the Proposed Development is completed and operational. The effects of the Proposed Development are defined against the existing baseline, or a 'future baseline' where appropriate.
Mitigation Measures	Where potentially significant adverse effects are identified, proposed mitigation measures are identified to avoid or reduce the negative impact. This section describes the mitigation measures that the Applicant will implement to avoid or reduce adverse effects and enhance the beneficial effects associated with the Proposed Development. These measures can relate to any of the key phases of the Proposed Development: design, demolition, construction and completion / operation.
Residual Impacts and Monitoring	Impacts arising as a result of the Proposed Development, and which remain following the implementation of available mitigation measures are known as 'residual impacts'. These are discussed for each of the potential effects, and their significance level identified.
Effect Interactions and Cumulative Effects	<p>'Cumulative effects' are effects that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the Proposed Development. Two types of effect have been considered in this assessment:</p> <ul style="list-style-type: none"> <li>• The combined effect of individual impacts on a single receptor (Type 1 effects or 'Effect Interactions'); and</li> <li>• The combined effects of nearby schemes, which are the subject of a planning application, and which may, on an individual basis be insignificant but, cumulatively, have a likely significant effect (Type 2 effects).</li> </ul> <p>The cumulative developments are detailed in <b>Appendix 1.3</b>.</p>



## Availability of ES Volumes

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- 1.61 Copies of the ES and Non-Technical Summary are available to view online via the following link:
- <https://www.cardiffidoxcloud.wales/publicaccess/>
- 1.62 Copies have been made available for inspection at CC's Planning Offices. In addition, hardcopies or electronic copies can be requested for a reasonable fee. The Non-Technical Summary can be obtained free of charge in hard copy or as an electronic file. If hardcopies are required, Icen Projects will be able to assist and can be contacted as follows:
- Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH  
Telephone 020 3640 8508  
Email: [impactmanagement@iceniprojects.com](mailto:impactmanagement@iceniprojects.com)
- 1.63 Reasonable charges will be made for paper or electronic copies of the ES (A fee of £200 will be charged for each hard copy provided or £35 per electronic copy).

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- <sup>i</sup> The Town and Country Planning (Environmental Impact Assessment) (Wales) (Amendment) Regulations 2019
- <sup>ii</sup> Planning: guidance on environmental impact assessments (circular 11/99)
- <sup>i</sup> Welsh Government, (2021): 'Planning Policy Wales (PPW)' [online] available at: [Planning policy Wales | GOV.WALES](#)
- <sup>ii</sup> Institute of Sustainability and Environment Professionals (ISEP), (2016); Update to Guidelines for Environmental Impact Assessment
- <sup>ivi</sup> ISEP, (2011); The State of Environmental Impact Assessment Practice in the UK.