

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2017
SCOTTISH GOVERNMENT CIRCULAR 1/2017**

**RESPONSE OF SOUTH AYRSHIRE COUNCIL TO A PLANNING APPLICATION (18/00585/PPPM) SUBMITTED WITHOUT AN EIA REPORT.
THE PROPOSED DEVELOPMENT FALLS WITHIN THE SCOPE OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) (SCOTLAND) REGULATIONS 2017 AND MUST THEREFORE BE CONSIDERED IN TERMS OF THE NEED TO BE ACCOMPANIED BY
AN EIA REPORT.**

THE PROPOSED DEVELOPMENT SITE IS LOCATED AT LAND AT MANSE ROAD, COYLTON, SOUTH AYRSHIRE

The proposal is for the erection of residential development with associated access roads, open space, landscaping and infrastructure at Land at Manse Road, Coylton. The proposed development site extends to some 2.88 hectares inclusive of site accesses. The proposal is Schedule 2 development under the terms of the above Regulations (qualifying under category 10(b)) and must therefore be screened in order to determine whether the proposal constitutes 'EIA development'.

This determination is referred to as a '**screening opinion**'. In each case, the basic question to be asked is: 'would this particular development be likely to have significant effects on the environment?'

For many, perhaps most, types of development, its characteristics require consideration in combination with its proposed location in order to identify the potential for interactions between a development and its environment and therefore determine whether there are likely to be significant environmental effects. In determining whether a particular development is likely to have such effects, the Council has taken account of the selection criteria in Schedule 3 to the Regulations (reproduced at Annex A to Circular 1/2017). Three categories of criteria are listed:-

- Characteristics of the development
- Location of the development
- Characteristics of the potential impact

Consideration of the third of these categories is designed to help in determining whether any interactions between the first two categories (i.e. between a development and its environment) are likely to be significant.

The content of this checklist meets the requirements of the Town and Country Planning (Environment Impact Assessment) (Scotland) Regulations 2017 – Schedule 3 selection criteria for screening Schedule 2 development.

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
1. Characteristics of development			

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
(a) Size and design of the development			
Will the development be out of scale with the existing environment?	No	The proposed development is located adjacent to existing residential development. Whilst a greenfield site, its secluded and self-contained situation does not present as open countryside	N/A
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes	As a greenfield site, there will be consequent requirements for the provision of a comprehensive suite of utilities and services to the site and various means of access to be introduced to/from the site to the existing public road network	No, the size of the site and scale of proposed works indicate significant effects are unlikely.
(b) Cumulation with other existing/approved development			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	Yes	Established residential use at Hillhead surrounds the site to the North and West. Traffic movements arising from the proposal, in particular as concentrating upon Manse Road and Finlayson Way, will cumulate in combination with existing uses/demand. Notably, corresponding LDP site allocation's release is provisional and explicitly dependent upon the outcome of an assessment of impact (including cumulative impact) of housing releases within Coylton on the trunk road network, in consultation with Transport Scotland. Such an assessment is outstanding and not referred to in the proposal submitted.	Not in the context of this screening opinion; it is considered both the extent and mitigation of such impacts, and the acceptability thereof, is best assessed through the Development Management process in consultation with Ayrshire Roads Alliance as roads authority and Transport Scotland as trunk roads authority, noting in particular the proviso regarding the provisional nature of the site's release status.
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	No	N/A	
(c) Use of natural resources			

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
Will construction or operation of the development use natural resources i.e. land (especially undeveloped or agricultural land)? <ul style="list-style-type: none"> • water or fisheries? • minerals or aggregates? • agriculture, forests and timber? • energy including electricity and fuels? • any other resources? 	Yes	The proposed development will utilise energy, both in its construction and on an ongoing basis under its eventual occupation as housing units.	No.
(d) Production of waste			
Will the development produce wastes during construction or operation or decommissioning?	Yes	Wastes will be producing during construction and occupation / operation of the development site.	No, this should managed within the scope of any construction contract and the Council as local authority implement existing domestic waste management upon occupation of the development.
(e) Pollution and nuisances			
Will the development cause noise and vibration or release of leachates, light, heat energy or electromagnetic radiation during construction, operation or decommissioning?	Yes	There will be noise during the construction of the development; these works will be temporary. There will be residential-scale noise, light and heat energy emitted consequent to site occupation.	No, as observed post-construction effects should be equivalent to and reflective of the residential character of the site; while any adverse effects should be managed by SAC's Environmental Health service.
(f) Risk of major accidents and/or disasters relevant to project concerned (including climate change-caused)			
Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?	Yes	During construction there will be heavy machinery, transport and construction equipment/materials on site which all present danger and accident hazard	No, these risks will stand to be managed in accordance with industry standards and due protocol in safe working practice
(g) Risks to human health			
Will construction or operation of the development give rise to risks to human health, for example due to: <ul style="list-style-type: none"> • water contamination? • Air pollution? 	Yes	During construction there will be air pollution arising from dust generation on site.	No, these risks will stand to be managed in accordance with industry standards and due protocol in safe working practice. Risks will be localised and temporary.
2. Location of the Development			
(a) Existing and approved land use			
Are there existing land uses on or around the location which could be affected by the development, e.g. undeveloped land, greenfield land, homes, other private property, industry, commerce, tourism	Yes	Residential uses predominate to the North and West the amenity of which will be negatively disrupted during the construction phase owing to	No, matters of the appropriate preservation of neighbouring uses' amenity are considered to be best addressed through the development management

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and recreation, public open space, community facilities, agriculture, forestry, tourism, water catchments, functional floodplains, mining or quarrying?		noise and air pollution. A very small cemetery lies immediately south-west; the current seclusion of which and privacy of whose visitors may be slightly impaired by the proximity and relative scale of the development proposed.	process, in which matters of design and siting will be assessed in detail.
(b) Relative abundance, quality and regenerative capacity of natural resources in the area / underground			
Are there any areas on or around the location which contain important, high quality or scarce resources (including soil, land, water and biodiversity) which could be affected by the development?	Yes	The site entire and its surrounds to eastern, southern and western aspects are all contained within coverage of the LDP-designated Scenic Area which recognises landscape quality and requires particular consideration of the significance of landscape/visual impacts, including cumulative, upon the environment. The buffer strip of mature woodland adjoining the whole eastern length of the site is featured on the Ancient Woodland Inventory; this has inherent biodiversity and historical value as well as providing wider ecosystem benefit as a varied habitat source.	Not in the context of this screening opinion; it is considered both the extent and mitigation of such impacts, and the acceptability thereof, is best assessed through the Development Management process, aided as appropriate via internal consultation with South Ayrshire Council: Biodiversity and South Ayrshire Council: Landscape as relevant experts. NB. Accompanying Habitat Survey observes that 'three species of birds of conservation concern were observed around the site'
(c) Absorption capacity of the natural environment			
Are there any wetlands, riparian areas or river mouths which may be affected?	No	N/A	
Are there coastal zones / marine environment receptors which may be affected?	No	N/A	
Are there any nature reserves and parks which may be affected?	No	No, however a provisional locally-designated wildlife site – #88, Water of Coyle (Bridgend to Mill of Shield) – is situated immediately to the SE of the application site. Designation interest here pertains to a large variety of breeding birds and plants. Former risks disruptive connectivity to site.	Not in the context of this screening opinion however it is recommended that consultation with Scottish Wildlife Trust be undertaken as part of the development management assessment of the application to seek surety on the minimal nature of potential interconnectivity with this (provisional) designation.
Are there any European sites or other areas classified or protected under national legislation, which may be affected?	Yes	As bats are statutorily protected species under national legislation, it is pertinent that the Habitat	Not in the context of this screening opinion but certainly at AMSC stage it will be incumbent on the applicant to

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
		Survey accompanying the proposal identifies trees within 30m of the site boundary which contain 'potential roosting features' for bats.	demonstrate heeding of the Survey's recommendations to secure mitigation measures that duly address PRFs as 'sensitive ecological receptors potentially vulnerable to indirect disturbance impacts'
Does the location include or affect areas in which there has already been a failure to meet relevant environmental quality standards (laid down in Union legislation and relevant to the project), or in which it is considered that there is such a failure?	No	N/A	
Is the development in a location where it is likely to be highly visible to many people?	No	Considerable self-containment downhill from A70 (Hillhead) prevents any visibility from through traffic, and seclusion afforded by both existing surrounding residential development and the shelter belt of ancient woodland to the eastern border combine to give its situation very low inter-visibility from surrounding receptors. Some fleeting views towards the site's higher ground in its southern half will be obtainable both across from properties at the high-point of Craig View to the west, and to a lesser degree from behind the Coynton Arms pub at Low Coynton to the more distant south.	N/A
Are there landscapes and sites of historical, cultural or archaeological significance which may be affected?	No	None on site or in its immediate vicinity however there is an archaeological consultation trigger zone centred upon the B-listed Low Coynton church/graveyard 450m to the south-west.	N/A

Conclusions

The checklist is a useful tool for the purposes of identifying the wide range of environmental receptors which could be affected by proposed development. The main effects arising from the checklist are:

- Potential landscape and visual impacts upon the environment in the context of the site's, and its immediate surrounds', LDP-designated 'Scenic Area' status
- Disruption to neighbouring residential amenity arising from noise and air pollution during the construction phase
- Cumulative impacts of increased vehicular load arising from additional demand placed by the development upon the distributor roads to the site from the A70 ie. Manse Road and Finlayson Way
- Potential impacts, as yet to be established by an (outstanding) assessment of impact (including cumulative impact) of housing releases within Coylton on the trunk road network, in consultation with Transport Scotland; **as explicitly requisite to purify the conditional release of corresponding LDP site allocation COY5**
- Potential for direct or indirect disruption to, or other compromising of, the strip of ancient woodland inventoried tree belt adjoining the site's full eastern boundary
- Potential for diffuse connectivity between the construction and operation of the proposed development and the ornithological designation interest of the provisional wildlife site within close proximity to the SE, and consequent disruption / negative impact upon the latter
- Potential for indirect disturbance impacts upon 'potential [bat] roosting features' as have been identified within trees situated in close proximity of the application site boundaries

From the above assessment undertaken in accordance with the Regulations and Circular 1/2017, the Council concludes that the proposed development at Land at Manse Road, Coylton, South Ayrshire, as shown on the map overleaf, is unlikely to result in effects on the environment which are sufficiently significant to require the submission of an EIA Report.

