

**THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2017  
SCOTTISH EXECUTIVE DEVELOPMENT DEPARTMENT CIRCULAR 01/2017**

**RESPONSE OF SOUTH AYRSHIRE COUNCIL TO A REQUEST FOR A SCREENING OPINION SUBMITTED UNDER THE TOWN AND COUNTRY  
PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2017. THE PROPOSED DEVELOPMENT SITE IS LOCATED AT  
LAND AT LADYWELL AVENUE, GRANGESTONE INDUSTRIAL ESTATE, GIRVAN, SOUTH AYRSHIRE**

The proposal is for erection of buildings to house combined heat and power plant, dryer, associated plant, storage facilities and earthworks to form log storage area. The proposed development site extends to approximately 3.2 hectares. The proposal is Schedule 2 development under the terms of the above Regulations 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 types of development, perhaps the majority, it will be necessary to consider the characteristics of the development 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 01/2017). 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).
<b>1. Characteristics of the Development</b>			
<b>(a) Scale of the development</b>			
Will the development be out of scale with the existing environment?	No	The proposed works would take place within an established industrial estate, and the application	The scale of the proposed works in the context of the existing environment is not likely to result in significant

	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).
		site contains a number of existing silos and similar plant infrastructure.	environmental effects.
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	No		
<b>(b) Cumulation with other development</b>			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	No		
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		
<b>(c) Use of natural resources</b>			
Will construction or operation of the development use natural resources i.e. land (especially undeveloped or agricultural land)? <ul style="list-style-type: none"> <li>• water or fisheries?</li> <li>• minerals or aggregates?</li> <li>• agriculture, forests and timber?</li> <li>• energy including electricity and fuels?</li> <li>• any other resources?</li> </ul>	Yes	Energy and water, including electricity and fuels, will be required during both the construction and operating phases.	The use of energy for this development does not give rise to any significant effects.
<b>(d) Production of waste</b>			
Will the development produce wastes during construction or operation or decommissioning?	Yes	There will be wastes produced as a result of the construction and operation of the proposed facility.	There are no significant concerns associated with wastes resulting from the proposed development. In addition, the operator would be expected to dispose of any waste in the appropriate manner.
<b>(e) Pollution and nuisances</b>			
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 likely be noise, vibration and light pollution as a result of the proposed operation.	No. The proposed development will take place within a fully operational industrial estate within which there are various industrial operations already taking place.

	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).
<b>(f) Risk of accidents, having regard in particular to substances technologies used</b>			
Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?	No		
<b>(g) Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the development</b>			
<ul style="list-style-type: none"> <li>permanent or temporary change in land use, landcover or topography including increases in intensity of land use?</li> </ul>	Yes.	There will be a change in the use of the land, albeit, it will still be associated with the current manufacturing operations. There will be a minor change in the intensity of the land use and the landcover.	No. The scale, location and nature of the development suggest that there are unlikely to be any significant effects in this regard.
<ul style="list-style-type: none"> <li>peat land disturbance and/ or degradation leading to: carbon release, damage to habitats, affecting land stability or hydrology?</li> </ul>	No		
<ul style="list-style-type: none"> <li>pre-construction investigations e.g. boreholes, soil testing?</li> </ul>	No		
<ul style="list-style-type: none"> <li>construction, demolition, reclamation or excavation works?</li> </ul>	Yes	The development involves construction of buildings, hard surfaced areas and land engineering works to form a large level area for log storage.	No. The scale, location and nature of the development suggest that there are unlikely to be any significant effects in this regard.
<ul style="list-style-type: none"> <li>underground works ?</li> </ul>	No		
<ul style="list-style-type: none"> <li>facilities for storage of goods or materials?</li> </ul>	Yes	A large area will require to be levelled to form an area of logs awaiting processing	No. The scale, location and nature of the development suggest that there are unlikely to be any significant effects in this regard.
<ul style="list-style-type: none"> <li>new road, rail, air or sea traffic or infrastructure during construction or operation or decommissioning?</li> </ul>	No		
<ul style="list-style-type: none"> <li>new or diverted transmission lines or pipelines?</li> </ul>	No		
<ul style="list-style-type: none"> <li>any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005</li> </ul>	No		

	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).
• long-term/ongoing activity during restoration or decommissioning which could have an impact on the environment?	No		
• influx of people to an area either temporarily or permanently?	No		
• any other changes?	No		
<b>2. Location of the Development</b>			
<b>(a) Existing land use</b>			
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 and recreation, public open space, community facilities, agriculture, forestry, tourism, water catchments, functional floodplains, mining or quarrying?	Yes	The site is within an industrial estate set within a rural location and is therefore surrounded by agricultural land. The estate is adjacent to a wildlife site; it is within the locally designated scenic area and is covered by archaeological trigger zones.	No. The scale, location and nature of the development suggest that there are unlikely to be any significant effects out with those under consideration through the planning application process.
<b>(b) Relative abundance, quality and regenerative capacity of natural resources in the area</b>			
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?	Yes	The industrial estate is surrounded by a large amount of prime quality agricultural land.	No, the level and type of development would suggest that there will be no significant implications for nearby agricultural land.
<b>(c) Absorption capacity of the natural environment</b>			
Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape and visual, cultural or other value, which could be affected by the development? Particular attention should be paid to wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, nature reserves and parks.	Yes	The proposed development site is located within the locally designated scenic area.	No. Consideration of visual impacts can reasonably be considered through the planning application process.
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No		
Are there protected species in or around the location, for example European Protected Species, which could be affected?	No		
Are there any routes or facilities on or around the location which	No		

	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).
are used by the public for access to recreation or other facilities, which could be affected?			
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	No		
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?	No		
Is the development in a location where it is likely to be highly visible to many people?	No		
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions which could cause the development to present environmental problems?	No		

### **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. No significant effects have been identified.

From the assessment undertaken in accordance with the Regulations and Circular 03/2011, the Council concludes that the proposed development at land at Ladywell Avenue, Grangestone Industrial Estate, Girvan, South Ayrshire, South Ayrshire, as shown on the map attached to this document, is unlikely to result in effects on the environment which are sufficiently significant to require the submission of an environmental statement.



### Scoping Opinion 19/SCRO/07

Scale 1:10000



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Date of issue: 24 May 2019