

**THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2017
SCOTTISH GOVERNMENT 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
THE AYR HOSPITAL
A713 FROM BANKFIELD ROUNDABOUT SOUTH EAST PAST AILSA HOSPITAL TO COUNCIL BOUNDARY
SOUTH OF AYR**

The proposal is for erection of wind turbine with maximum tip height of 110 metres. The proposed development site extends to 0.1 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).
1. Characteristics of the Development			
(a) Scale of the 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).
Will the development be out of scale with the existing environment?	N	The wind turbine will be a relatively tall structure in comparison with the height of structures typically found within the rural landscape surrounding Ayr	No. The turbine will be adjacent to the Ayr Hospital which is a large scale complex extending up to 4 storeys in height and having a very large frontage. The hospital sits in an elevated position within the wider landscape which accentuates its prominence within the landscape. There are tall structures within the hospital grounds including flues and radio/mobile phone mast. Whilst the proposed turbine height exceeds the height of the tallest existing structures it will be seen in the context of the large modern hospital complex and will not therefore be unduly out of scale. The landscape and visual impact implications for this scale of proposal can be assessed through the normal planning process.
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	N		
(b) Cumulation with other development			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	Y	The Ayr Hospital has a significant impact on the landscape due to its vertical and horizontal size and elevated position. The addition of a commercial scale turbine up to 110m in height will add further to the impact of the existing hospital. In addition there is extant planning permission for a 75m tall single wind turbine (ref 06/01725/FUL) also located within the hospital grounds. It is noted however that the applicant states this permission will not be implemented if planning permission is granted for the current proposal.	No. The turbine will be visually related to the large scale hospital buildings and other structures when viewed from the immediate surrounding area. The scale of the proposal, having regard to the fact that it is limited to one additional turbine, is not considered to be significant in this context.

	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).
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?	n		
(c) Use of natural resources			
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? 	Y	Land will be required to site the turbine and minerals and aggregates will be used during its construction	No The land take is very minor and the quantity of mineral and aggregate required is not significant in terms of EIA.
(d) Production of waste			
Will the development produce wastes during construction or operation or decommissioning?	Y	Redundant concrete base	No. The volume of waste is not considered to be significant in terms of EIA.
(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?	Y	The turbine has the potential to produce noise during the operational phase and to produce shadow flicker.	No. The scale of the development is such that any noise or shadow flicker impacts are unlikely to be of a magnitude that merits assessment through EIA. The potential impacts can be adequately assessed through the normal planning assessment.
(f) Risk of accidents, having regard in particular to substances technologies used			
Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?	N		
(g) Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the 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).
• permanent or temporary change in land use, landcover or topography including increases in intensity of land use?	Y	The anticipated operational life of the turbine is 25 years with the possibility of the turbine being replaced thereafter with a new turbine.	No. The area of ground concerned is not significant in terms of EIA
• peat land disturbance and/ or degradation leading to: carbon release, damage to habitats, affecting land stability or hydrology?	N		
• pre-construction investigations e.g. boreholes, soil testing?	N		
• construction, demolition, reclamation or excavation works?	Y	The ground will require to be excavated to form the foundation of the turbine.	The extent of excavation is not considered significant in terms of EIA
• underground works ?	Y	Underground electric cabling will be required to supply electricity to the hospital	The extent of cabling is not considered to be significant in terms of EIA
• facilities for storage of goods or materials?	N		
• new road, rail, air or sea traffic or infrastructure during construction or operation or decommissioning?	N		
• new or diverted transmission lines or pipelines?	N		
• any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005	N		
• long-term/ongoing activity during restoration or decommissioning which could have an impact on the environment?	N		
• influx of people to an area either temporarily or permanently?	N		
• any other changes?	N		
2. Location of the Development			
(a) Existing 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 and recreation, public open space, community facilities, agriculture, forestry, tourism, water catchments, functional floodplains, mining or quarrying?	Y	The turbine will be erected close to Ayr Hospital and there are a small number of private residences in relatively close proximity (500m to the west). These properties may potentially be affected by noise and shadow flicker.	The scale of the proposal (one turbine) is not significant in terms of EIA and issues of noise impact and shadow flicker can be adequately assessed through the normal planning process.

	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) Relative abundance, quality and regenerative capacity of natural resources in the area			
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?	N		
(c) Absorption capacity of the natural environment			
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.	N		
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	N		
Are there protected species in or around the location, for example European Protected Species, which could be affected?	N		
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	Y	There is a local footpath connecting the hospital site to Maybole Road which runs close to the site. The route does not form part of the Core Path network.	No The footpath provides local access to the hospital and any effects on the amenity of users is not likely to be significant in terms of EIA.
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	Y	Alton House is a grade C listed building associated with the former Ailsa Hospital	No The landscape setting of Alton House has been significantly altered by modern development immediately surrounding the building and it is not considered that the proposed development will further significantly alter its setting.
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?	N		
Is the development in a location where it is likely to be highly visible to many people?	Y	The turbine will be visible from Ayr Hospital and associated car parking areas.	Whilst there are a high number of visitors to the hospital the proposed turbine is not likely to significantly affect

	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).
			users perceptions of the location given its functional nature.
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?	Y	The SEPA indicative flood mapping indicates possible surface water flooding risk.	No. Any effects will be localised and can be addressed through the normal planning process. The level of flood risk is not considered to be significant in terms of EIA.

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 issues which have emerged from the checklist are landscape and visual impact, noise and shadow flicker. Having regard to the nature of the surrounding area which does not contain any significantly sensitive features and the scale of the proposal it is considered that these issues can be adequately assessed through the normal planning process and do not merit environmental impact assessment. The report accompanying the Screening Request indicates that the applicant intends to carry out the appropriate studies to assess the issues that have been identified.

From the assessment undertaken in accordance with the Regulations and Circular 01/2017, and taking into account the submitted screening report, the Council concludes that the proposed development at the Ayr Hospital, A713 from Bankfield Roundabout South East Past Ailsa Hospital, South Ayrshire, as shown on the map attached to this document, is to result in effects on the environment which are sufficiently significant to require the submission of an environmental statement.

