

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

RESPONSE OF SOUTH AYRSHIRE COUNCIL TO A PLANNING APPLICATION (17/00744/APPM) SUBMITTED WITHOUT AN ENVIRONMENTAL STATEMENT. 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 ENVIRONMENTAL STATEMENT. THE PROPOSED DEVELOPMENT SITE IS LOCATED AT 22-24 LINKS ROAD, PRESTWICK

The proposed development is for the erection of the "Erection of Extra Care Accommodation (Class 8) for the Elderly (69 apartments) with associated parking and landscaping. The proposal is Schedule 2 development under the terms of the above regulations (falling within 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 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 3/2011). 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			
Will the development be out of scale with the existing environment?	Yes	The proposed structure will generally be	No. It is not considered that the scale of the proposal is such

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		of a larger scale than any building within the surrounding area, extending to predominantly 4 storey in height.	that it would give rise to significant environmental effects.
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes	Works in this regard will be minimal as the site currently has a building on it which was recently in use and is therefore served by infrastructure provision.	No. The size of the site and scale of proposed works suggests that there will be no likely significant effects.
(b) Cumulation with other development			
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		
(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? 	Yes	The proposed development will utilise energy, both in the construction and operation of the proposed facility.	No.
(d) Production of waste			
Will the development produce wastes during construction, operation or decommissioning?	Yes	Wastes will be produced during demolition, construction and operation.	No. This should be fully managed by the construction contractor and operator of the proposed facility.
(e) Pollution and nuisances			
Will the development cause noise and vibration or release of leachates, light, heat energy or electromagnetic radiation during construction or operation or decommissioning?	Yes	There will be noise during the demolition, construction of the proposed facility. Demolition and construction works will be temporary.	No. Any noise pollution issues should be managed by the Council's Environmental Health Service.
(f) Risk of accidents, having regard in particular to substances technologies used			

	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 there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?	Yes	There will always be risks a result of construction works.	No. This should be managed by the contractor.
(g) Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the development			
<ul style="list-style-type: none"> permanent or temporary change in land use, landcover or topography including increases in intensity of land use? 	Yes	Although the use of the land will remain the same, the landcover will intensify within the site.	No significant effects.
<ul style="list-style-type: none"> peat land disturbance and/ or degradation leading to: carbon release, damage to habitats, affecting land stability or hydrology? 	No		
<ul style="list-style-type: none"> pre-construction investigations e.g. boreholes, soil testing? 	Unkn own	Any such works will be temporary.	
<ul style="list-style-type: none"> construction, demolition, reclamation or excavation works? 	Yes	There will be demolition and construction works.	No.
<ul style="list-style-type: none"> underground works ? 	Yes	Underground works will be necessary in order to install the foundations of the proposed development and associated services.	No.
<ul style="list-style-type: none"> facilities for storage of goods or materials? 	Yes	Given that it is a residential care facility it is inevitable that some goods and materials will be stored onsite.	No.
<ul style="list-style-type: none"> new road, rail, air or sea traffic or infrastructure during construction or operation or decommissioning? 	No		
<ul style="list-style-type: none"> new or diverted transmission lines or pipelines? 	Yes	Some minor works may be required in this regard.	No.
<ul style="list-style-type: none"> any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005 	Likely		No.
<ul style="list-style-type: none"> long-term/ongoing activity during restoration or decommissioning which could have an impact on the environment? 	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).
<ul style="list-style-type: none"> influx of people to an area either temporarily or permanently? 	Yes	Demolition and construction works will result in a temporary and permanent influx of people to the area.	No. In principle, the influx of people to the area will not give rise to likely significant effects, however, there are matters associated with this which will have to be considered as part of the assessment of the planning application, including parking provision.
<ul style="list-style-type: none"> any other changes? 	No		
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?	Yes	<p>The proposed development site is adjacent to residential properties and there will impacts upon residents of those properties during the construction and demolition phases.</p> <p>The application site is adjacent to a golf course.</p>	<p>No. Any impacts as a result of demolition or construction works will be temporary and controlled by Environmental Health and Building Standards, as necessary.</p> <p>It is considered that there will be no significant effects upon the adjacent golf course land.</p>
(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?	No		
(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.	No		
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	Unkn	Survey information submitted in	From the information submitted, there are no likely 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).
European Protected Species, which could be affected?	own	in conjunction with the planning application confirms that there is no evidence of bat roosts within the existing building on the site, however, although unlikely, the presence of other EPS cannot be definitively ruled out.	effects in this regard.
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?	No		
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	Yes	The application site is within close proximity of the Prestwick conservation area.	No. The planning application process contains sufficient scope to assess any impacts upon the conservation area.
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?	Yes	The proposed structure will occupy a prominent location on Prestwick shorefront.	No. It is for the planning application process to assess the extent of the visual impacts of the proposed development.
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 a wide range of environmental receptors which could be affected by proposed development. The main issues which have emerged from the checklist are:

- the scale of the proposed development. For the purposes of this assessment, it is considered that the effects are not sufficiently significant to merit the proposed development being 'EIA development', however, this will form a key consideration in the assessment of the planning application;
- noise impacts upon the surrounding area as a result of demolition and construction operations. These works will be temporary and are not considered to be significant for the purposes of this assessment. The Council's Environmental Health Service is also responsible for handling in concerns in this regard;
- impacts upon the character and appearance of the Prestwick Conservation Area. This is most appropriate addressed through the planning application process and would not give rise to significant environmental effects for the purposes of this assessment.

From the assessment undertaken in accordance with the Regulations and Circular 01/2017, the Council concludes that the proposed development at 22-24 Links Road, Prestwick, as shown on the attached map, is unlikely to result in significant environmental effects for the reasons set out within this report, and therefore does not require the submission of an environmental statement.

