

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

**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 TO THE SOUTH EAST OF AILSA HOSPITAL AND TO THE NORTH EAST OF AYR
HOSPITAL, AYR, KA6 6AB**

The proposal concerns the use of the land for a mixed-use development comprising residential (around 250 dwellings) and neighbourhood/commercial development - Class 1 Retail, Class 2 Professional Services, Class 3 (including Sui Generis) Food and Drink, Class 8 Care Home, Class 9 Residential (Sui Generis Flats), Class 10 (Creche), access, car parking, servicing and associated works.

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 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 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?	Yes	The proposed development would create a somewhat isolated development relative to the settlement of Ayr, although it is noted that the site is allocated for Housing within the adopted LDP (AYR4) and is bound to the north and west by Ailsa and Ayr hospitals.	It is not considered that solely on the basis of the scale of the proposed development that the effects would be significant within the context of EIA regulations.
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	No	Other than the proposed development, the proposal will not result in further consequential development.	
(b) Cumulation with other development			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	Yes	The site is located within a far larger area that is allocated in the LDP for residential purposes (AYR4). The proposed development together with other potential developments may result in cumulative impacts.	It is considered that any cumulative impacts with potential developments located within the vicinity of the proposed application are unlikely to be of a significant nature (within an EIA context) although appropriate assessments such as a transport assessment may assist to confirm this.
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?	Yes	As noted above, the application site forms part of the wider SE Ayr Housing allocation within the LDP (AYR4). It is considered that related developments within the AYR4 allocation could proceed independently.	As above.
(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 land which is currently undeveloped.	Proposals to develop on land which is currently undeveloped is not considered sufficient for the purposes of giving rise to 'significant' effects under the terms of the EIA Regulations.
(d) Production of waste			
Will the development produce wastes during construction or operation or decommissioning?	Yes	As with most construction processes, the production of waste is inevitable.	No significant effects (within an EIA context) in this regard.

	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).
(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 and vibration as a result of construction works, while noise associated with the proposed development is likely to be acceptable residential noise levels.	The noise and vibrations associated with the site are not considered to be significant (within an EIA context) for the surrounding area.
(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?	Yes	The site would be developed and as such risk of accidents would exist.	Safety within the site during construction and operation should be managed by contractors/operators.
(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	The site is currently undeveloped and as such the proposed housing and mixed-use development will result in a permanent change from agricultural to urban.	The proposed change of use of the land in question will require to be supported by appropriate documentation such as details relating to drainage and hydrology, access etc. It is not considered that the proposed development will result in any significant effects (within an EIA context).
<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	<p>The development site is bound by Ailsa Hospital to the north, the A713 to the east, agricultural land and a farm to the south and by Ayr Hospital to the west. The site is currently used for agricultural purposes.</p> <p>The development of the site may result in effects to habitats and have an impact on the drainage/hydrology of the area. Appropriate assessments may be required in this regard.</p>	It is considered that any impacts as a result of the proposed development are unlikely to be significant (within an EIA context). It is advised that appropriate supporting documentation should consider such effects.

	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).
• pre-construction investigations e.g. boreholes, soil testing?	Unkn own	No details have been provided in relation to pre-construction investigations. However, it is assumed that such investigations would be undertaken in order to inform the planning and development process.	No. Effects are not considered to be significant in the context of this screening opinion.
• construction, demolition, reclamation or excavation works?	Yes	The proposal involves the construction of residential units and other buildings.	It is considered any construction undertaken will not result in a significant effect (within an EIA context).
• underground works ?	Unlike ly	There may be small-scale underground works to install foundations for the proposed buildings.	No.
• facilities for storage of goods or materials?	Yes	There will be temporary storage required for materials and plant during construction of the development.	No. Effects are not considered to be significant in the context of this screening opinion.
• new road, rail, air or sea traffic or infrastructure during construction, operation or decommissioning?	Yes	There will be additional road traffic during the construction and operation of the proposed development. The proposal includes a residential and mixed-use development which will include appropriate access roads. A traffic management plan and suitable supporting information will be required to fully assess the impact of any proposed development.	No. Construction traffic will be temporary and operational traffic can be addressed as part of the conventional planning application process.
• new or diverted transmission lines or pipelines?	No		
• any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005	No		
• long-term/ongoing activity during restoration or decommissioning which could have an impact on the environment?	No	The proposed development is permanent.	Given that the proposed development is permanent there are no restoration proposals at present.

	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	There will be an influx of people both during the construction phase and following the completion of the development.	No. Effects are not considered to be significant in the context of this screening opinion.
<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	The development site is bound by Ailsa Hospital to the north, the A713 to the east, agricultural land and a farm to the south and by Ayr Hospital to the west. The site is currently used for agricultural purposes.	It is considered that the effects of the proposed development on neighbouring uses are unlikely to significant (within an EIA context).
(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	The development will result in the loss of agricultural land but the site is located within an allocated housing site within the LDP (AYR4).	No. Effects are not considered significant in the context of this screening opinion.
(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 European Protected Species, which could be affected?	Unkn own	The proposed development site could potentially provide a suitable habitat to protected species, however, this is unknown at present.	For the purposes of this assessment, it is considered that the planning application process provides sufficient scope for the consideration of any required survey work and the input of consultation authorities.
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		

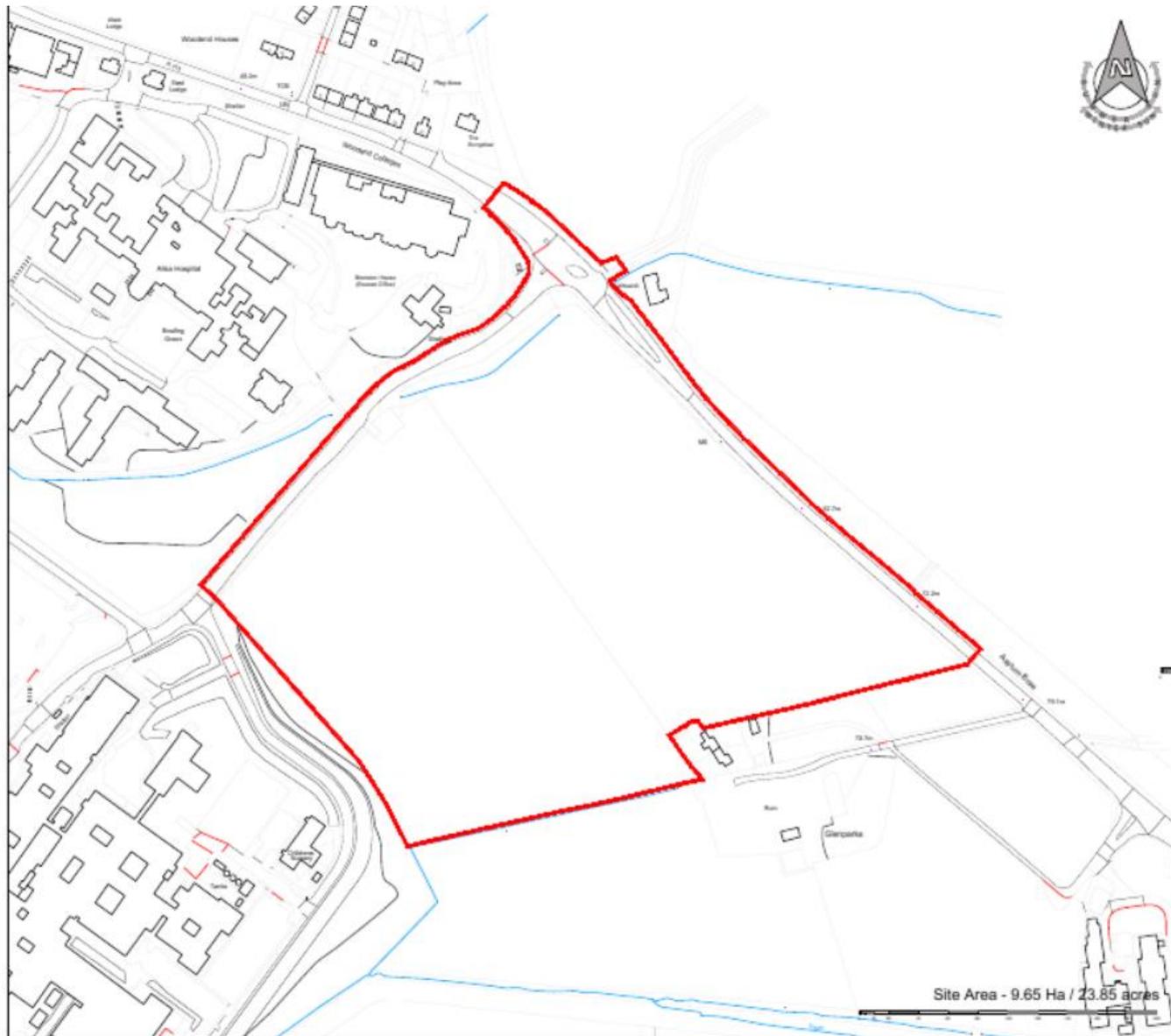
	Yes/ No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	No	The proposed development site is located approximately 500m to the east of a Category 'C' listed building – Alton House.	No. The listed building is separated from the development site by other buildings and landscaping.
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	Any development will be visible to nearby residential properties and hospitals.	It is considered that the visibility of the proposed development on the site in question is unlikely to give rise to significant effects (within an EIA context).
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 the proposed development. The main issues which have emerged from the checklist are:

- The loss of agricultural land; however, it is noted that the site is allocated for housing within the adopted LDP (AYR4). The loss of such agricultural land is not something that is considered that would give rise to significant environmental effects to the extent that an EIA Report would be required.
- Potential cumulative impacts with other proposed development due to the site being located within the allocated AYR4 site in the adopted LDP. It is considered that the proposed development would not give rise to significant environmental effects to the extent that an EIA Report would be required.
- Noise impacts upon the surrounding area as a result of 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;
- The impact of works which would be required to install all infrastructure etc.

From the assessment undertaken in accordance with the Regulations and Circular 01/2017, the Council concludes that the proposed development as shown on the map forming part of the screening request and attached as an appendix, is unlikely to result in effects on the environment which are sufficiently significant to require the submission of an environmental statement.



1. Do not scale from this drawing. It is made on.
2. Contractor to check all dimensions on site prior to the commencement of works and report any discrepancies to the Architect immediately.
3. To be read in conjunction with all other drawings, bills and specification documents.
4. Cross refer to structural engineers design for all structural information.

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Rev.	Date	Description
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INFORMATION

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Rev: 02/20
 Proposed Residential Land Masterplan
 Wilsons Harrogate Ltd

Drawing: 10/10
 Site Location Plan

Proj. Architect	10/10	Drawn by	LJ	Checked by	
Scale and	1:2000 @ A3	Rev. Number	1387	Drawing Status	L 100 -
Date	10.08.2020	COPYRIGHT - idppartnership.com			

