

**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 CLEANSING DEPARTMENT, WALKER ROAD, AYR**

The proposal concerns the demolition of existing structures on suite and the subsequent erection of a new and more efficient Material Recycling and Transfer Facility, including a separate building for the storage of waste recyclates and associated relevant infrastructure including internal roads and parking. The proposal seeks to improve the existing transfer facility for dry mixed recyclables. The proposed development proposes to handle an estimated 50,000 tonnes of waste materials per year (no food waste or liquid waste to be permitted). The proposed development site extends to approximately 2.1 hectares and is located at the existing waste transfer facility which is operated by South Ayrshire Council at Walker Road, Ayr.

The proposal is Schedule 2 development under the terms of the above regulations (falling within 10(a)) 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			
Will the development be out of scale with the existing environment?	No	The proposed site is already operated by	

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		South Ayrshire Council as a transfer facility for dry mixed recyclables. The proposed development seeks to create a more efficient material recycling and transfer station.	
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes	The site is already is used as a transfer facility for recyclables. The proposal however does involve the demolition of existing structures on site and the subsequent erection of a separate building for the storage of waste recyclates and associated relevant infrastructure including internal roads and parking.	The demolition of existing buildings and the subsequent erection of two new buildings along with relevant infrastructure are considered not to give rise to significant effects within the context of the EIA Regulations.
(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 land which is already used as a transfer facility for dry mixed recyclables.	Proposals to develop on land which is already used for similar purposes to that of the proposed development land 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 in this regard, although as part of the planning application process the applicant should provide a clear indication of what the waste remaining on the site will be

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		In addition given the nature of the proposed use the development will handle dry mixed recyclables which will be sorted and stored on site until such times as they are transferred off site to a suitable third party facility.	used for and what will happen to this waste in the long term.
(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	<p>There will be noise and vibration as a result of construction works and operation of the site.</p> <p>The site could result in the release of leachates and, given proximity to watercourses, this is an issue which must be addressed.</p>	<p>The noise and vibrations associated with the site are not considered to be significant within the context of existing operations at the consented site and the fact that it is adjacent to a longstanding industrial estate.</p> <p>In terms of the release of leachates, further information should be provided as part of the planning application process and the views of SEPA sought.</p>
(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 accommodate industrial operations and therefore there would be a risk of accidents.	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	There will be no change in the use of the land. Buildings will be removed from parts of the site with new buildings will be erected on other parts of the site.	The proposal will not give rise to likely 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	The development site is already used as a transfer facility for recyclates therefore it is considered that the proposed development	

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		<p>will not result in any changes to peat land, carbon release, damage to habitats or land stability.</p> <p>The applicant has advised that it intends to commission and submit with the planning application an initial bat survey to establish if there are bats roosting in the building to be demolished.</p> <p>The applicant has also advised that further investigation into the risk of surface water flooding will be undertaken following liaison with the Flood Authority.</p>	
• pre-construction investigations e.g. boreholes, soil testing?	Unlikely		
• construction, demolition, reclamation or excavation works?	Yes	There will be demolition and construction works.	No. The extent of the proposed demolition and construction works will be of a relatively small scale and are unlikely to be significant.
• underground works ?	Unlikely	There may be small-scale underground works to install foundations for the proposed buildings.	No.
• facilities for storage of goods or materials?	Yes	The proposed development will handle dry recyclates. Recycled baled waste and other recyclate waste will be stored in one of the proposed buildings prior to onwards transfer to a third party facility.	No. On the basis of materials simply being stored on the site, it is considered that there will be no significant effects in this regard.
• 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.	No. Construction traffic will be temporary and operational traffic can be addressed as part of the conventional planning application process.

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		A traffic management plan is proposed to be implemented on site to take account of the proposed layout and operation of the site.	It is understood the proposed development will not result in an increase in vehicle movements. A traffic management plan is proposed to manage the new layout and operation of the facility. In addition the applicant has advised specific considerations will be given to the operational railway given its proximity to the proposed development.
• new or diverted transmission lines or pipelines?	No		
• any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005	Unkn own		
• 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. Dependent upon the outcome of the planning application, this may be something which is addressed as part of the assessment process.
• influx of people to an area either temporarily or permanently?	No	It is accepted that a small increase in people may be experienced during the construction and operation of the facility.	
• 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 proposed development would take place on a site which already operates as a waste transfer facility. Notwithstanding this, it is noted that residential properties are located within the vicinity of the proposed development and as such impacts may include noise, dust, odour and visual landscape impacts. The applicant has advised the following: - A noise assessment will be carried out prior to the commencement of any works.	In light of the site in question already being utilised as a waste transfer facility it is unlikely that the proposed development would result in any significant effects. Notwithstanding the above it is recommended that the applicant considers impacts associated with noise, dust, odour and landscape and submits, with the planning application, supporting documents and plans which take account of these issues.

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		<ul style="list-style-type: none"> - Preventative measures will be put in place to prevent any detrimental impacts as a result of dust. - Odours are unlikely to be experienced as the waste being handled will be dry recyclables, WEEE, scrap metals and green waste. No food or liquid waste will be accepted. - A landscape buffer is proposed to create a buffer between the proposed development and the nearby residential properties. 	
(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 European Protected Species, which could be affected?	Unkn own	The existing building identified for demolition could potentially contain 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	No		

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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?	Yes	The site is already utilised as a waste transfer station, however, operations are controlled by a SEPA licence covering the site.	No. The proposed development will be the subject to and controlled by a SEPA licence. The applicant will require to seek the appropriate approvals via contact with SEPA.
Is the development in a location where it is likely to be highly visible to many people?	Yes	There are residential properties within the vicinity of the proposed development site.	No. The application site is already utilised as a waste transfer station and as such the proposed development is unlikely to result in any further significant visual impact. It is considered measures should be included with any submitted application which will demonstrate that the visual impact will be limited.
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 impact of noise, odour and dust especially in relation to the residential amenity. The applicant should consider the preparation of suitable surveys to assess the impact of such issues and mitigation measures that may be required.
- Visual impact of the proposed development. The applicant should consider the visual impact of the proposed development with regard neighbouring residential properties and consider suitable mitigation that could reduce any such impacts.
- Potential for disturbance to roosting bats within the existing building which is proposed for demolition. Suitable surveys should be undertaken to identify if the building in question accommodates any existing bat roosts.

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.

