

**THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2017  
SCOTTISH EXECUTIVE DEVELOPMENT DEPARTMENT 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  
CARRICK ACADEMY, KIRKOSWALD ROAD, MAYBOLE**

The proposal is for erection community educational campus, including leisure and all weather sports facilities, alterations to road junctions, formation of new access, car-parking, coach drop-off, associated landscaping and one wind turbine (30 metre tip blade height). The proposed development site extends to 8.5 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 majority of the site is presently occupied by large scale school buildings and is situated partly within and partly outwith the built up area. The replacement school and associated buildings and structures will not be out of scale with the existing built environment.	
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	No	The proposal will not give rise to further consequential works.	
<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	There are no approved planning proposals elsewhere within Maybole or proposed under the LDP that would result in significant cumulative impacts.	
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	The proposal is self-contained.	
<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	The majority of the site is presently occupied by a secondary school and associated outdoor recreational facilities. However, part of the development will occupy an area of agricultural land. The construction of the campus will require use of natural resources, including materials and energy.	No. The extent and quality (Grade 3.2) of agricultural land that will be lost is not considered to be significant in terms of environmental impact. The environmental impacts associated with the use of construction materials are not considered to be significant. The on-site production of wind energy will reduce the net consumption of energy from non-renewable resources.
<b>(d) Production of waste</b>			
Will the development produce wastes during construction or operation or decommissioning?	Yes	The demolition of the existing buildings and sports facilities will result in the generation of waste building materials. Once operational, the	No. A portion of the materials generated through demolition will be capable of being recycled and there are not considered to be any particular environmental

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		education and community campus will result in the generation of waste, which will be non-industrial in nature.	impacts associated with these operations. Once operational, the campus will generate waste streams similar in nature and volume to the current situation.
<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	Pollutants will be released as a by-product of construction activities typical of a development of this type i.e. construction vehicle movements, dust and noise. During the operational phase, the proposed wind turbine has the potential to generate noise and the outdoor sports and recreation facilities have the potential to result in noise and light pollution.	No. The pollutants arising from the construction phase can be adequately assessed and controlled through good practice in construction management. The potential for noise nuisance arising from the wind turbine is not considered to be likely to result in a magnitude of effect that would merit assessment through the EIA process. Similarly, the potential for noise and light nuisance are not likely to result in significant effects that would merit assessment through the EIA process.
<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?	Yes	The wind turbine has the potential for mechanical failure which could result in injury to people or damage to property.	No. The risk of mechanical failure is not considered to give rise to any environmental effects.
<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, land-cover or topography including increases in intensity of land use?</li> </ul>	Yes	The proposed development will continue the current educational and community land uses within part of the site. The proposal will result in the loss of a small area of agricultural land, resulting in a permanent change in land use.	No. Having regard to the extent and quality of agricultural land involved, it is not considered that the impacts will be of sufficient magnitude to merit assessment under the EIA Regulations.
<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		

	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).
• construction, demolition, reclamation or excavation works?	Yes	The proposal will entail the demolition of the existing school buildings and outdoor sports facilities.	No. The demolition of the existing buildings and structures are unlikely to result in any significant environmental impacts.
• underground works ?	No		
• facilities for storage of goods or materials?	No		
• new road, rail, air or sea traffic or infrastructure during construction or operation or decommissioning?	No		
• 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		
• 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 partly within the existing urban area of Maybole, on the periphery of the settlement. The adjoining land uses include residential, commercial and agricultural.	No. Subject to suitable controls over the manner in which the demolition and site clearance phases and the construction and operational phases are carried out, no significant environmental impacts are anticipated affecting adjoining land.
<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?	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).
<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.	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?	No		
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?	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?	Yes	The site is open to view from the A77 Trunk Road, which is a major road transportation route.	No. Part of the site is currently developed and is within the existing urban area. Part of the site is outwith the settlement boundary but is immediately adjacent to existing built development. The proposals are not out of scale or character with the surrounding urban area.
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?	Yes	There is a very small area of the site with potential for surface water flooding.	No. The area of land concerned is not significant and consideration of any flood risk can be adequately addressed through the normal planning assessment process and does not merit investigation through 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 potential for disturbance of residential amenity as a consequence of the demolition and site clearance works associated with preparing the site for re-development, noise generated by the proposed wind turbine and noise and light pollution associated with the operational phase of the school and community facilities. The magnitude of these effects, when considered in the context of the low environmental sensitivity of the site and surrounding area, are unlikely to be significant in EIA terms and can be assessed through the normal planning assessment process.

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 for erection community educational campus, including leisure and all weather sports facilities, alterations to road junctions, formation of new access, car-parking, coach drop-off, associated landscaping and one wind turbine (30 metre tip blade height) at Carrick Academy, Kirkoswald Road, Maybole, 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.

