

**THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2011  
SCOTTISH GOVERNMENT DEVELOPMENT DEPARTMENT CIRCULAR 03/2011**

**RESPONSE OF SOUTH AYRSHIRE COUNCIL TO A REQUEST FOR A SCREENING OPINION SUBMITTED UNDER THE TOWN AND COUNTRY  
PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2011. THE PROPOSED DEVELOPMENT SITE IS LOCATED AT  
GRANGESTONE INDUSTRIAL ESTATE, BY GIRVAN, SOUTH AYRSHIRE**

The proposed development consists of a number of structures which will be used for anaerobic digestion. Essentially the facility will be used to convert residual waste from the distillery into energy. 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 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 2011 – Schedule 3 selection criteria for screening Schedule 2 development.

	<b>Yes/ No</b>	<b>Briefly describe</b>	<b>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>
<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 proposed development would take place within a large, established industrial estate.	

	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 it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes	The proposed development will require to be fully serviced by roads, power and other associated infrastructure.	In the context of the location, these works are unlikely to generate any significant concern.
<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		
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	The operation of the proposed development relies on the residue produced from some of the existing buildings within the Estate.	No. The buildings from which the residue will be obtained already exist.
<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 proposed development will use residual waste produced by operations within the existing distillery. The end product of the process will be a biogas, consisting of methane, carbon dioxide and traces of other gases.	No.
<b>(d) Production of waste</b>			
Will the development produce wastes during construction or operation or decommissioning?	Yes	There will inevitably be some waste during construction and decommissioning.  The development will be an enclosed process site and therefore any waste produced during operation of the facility will be negligible.	No
<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 or operation or decommissioning?	Yes	The construction of the proposed development will result in increased noise levels within the area and vibration.	There is nothing to suggest that there will be significant impacts at this stage.

	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).
		Heat is likely to be generated by the proposed development, however, the heat will be used in the distillery 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	Given the industrial nature of processes that will take place within the proposed development site, there is an inevitable risk of accidents.	Any risks in this regard, should be managed by the developer and operator.
<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, landcover or topography including increases in intensity of land use?</li> </ul>	Yes	The proposed development site is currently an area of undeveloped and unused open space.	No. In the context of the proposed location, the intensification of use is unlikely to be significant.
<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>	Yes	Boreholes and trial pits will be required prior to the construction process.	No. The extent of works in this regard is not considered to result in any likely significant effects.
<ul style="list-style-type: none"> <li>construction, demolition, reclamation or excavation works?</li> </ul>	Yes	There will be construction works.	No. The proposed development is of a relatively small scale.
<ul style="list-style-type: none"> <li>underground works ?</li> </ul>	Yes	The foundations and containment chamber will involve underground works.	No.
<ul style="list-style-type: none"> <li>facilities for storage of goods or materials?</li> </ul>	Yes	The process involves storing the residue in the tanks for around 70 days in order for the chemical reactions to take place and produce the end product.	No. The facility will be an enclosed process and no harmful waste will be discharged as a result of the storage operations.
<ul style="list-style-type: none"> <li>new road, rail, air or sea traffic or infrastructure during construction or operation or decommissioning?</li> </ul>	Yes	Any works in this regard will be minimal.	No
<ul style="list-style-type: none"> <li>new or diverted transmission lines or pipelines?</li> </ul>	Yes	Pipework to the proposed installation will be over ground, except where it transverses the public road. All pipework	No. The works will all take place within an established industrial estate.

	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).
		at the Anaerobic plant will be either on a low level pipe bridge or a contained duct.	
<ul style="list-style-type: none"> <li>any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005</li> </ul>	Yes	Requirements for CAR are not likely to be substantial and limited to new drainage or drainage amendments.	No.
<ul style="list-style-type: none"> <li>long-term/ongoing activity during restoration or decommissioning which could have an impact on the environment?</li> </ul>	No		
<ul style="list-style-type: none"> <li>influx of people to an area either temporarily or permanently?</li> </ul>	Yes	Temporary influx of construction workers.	No.
<ul style="list-style-type: none"> <li>any other changes?</li> </ul>	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	<p>There will be a minimal visual impact upon a number of residential properties within the surrounding landscape.</p> <p>There will be a temporary impact upon existing operations within the Estate during the construction phase.</p> <p>The site is identified as prime quality agricultural land, however, it is not presently used for agricultural purposes.</p>	No.
<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		
<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,	Yes	The site is located within the locally designated scenic area where impacts	No. There are no significant concerns in this regard at this stage.

	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).
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.		upon the landscape are a key consideration in the determination of any planning applications.  There is a B-listed building to the east of the site (Trochrague).  There is a wildlife site (Trochrague) to the east of the proposed development site.	
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No		
Are there any 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?	Yes	Trochrague is a B-listed building located to the east of the site.	No. The proposed development would not significantly worsen the setting of the listed building given that there is already a large industrial estate (including tall stacks) immediately adjacent to the proposed development site.
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 existing energy centre is producing excessive NOx and SOx. The proposed development will involve the installation of the new engines at a different location within the distillery. Air dispersion modelling will determine stack heights and distribution to ensure full compliance.	No. The proposed facility will not make any significant alterations to the existing situation given that it will be an enclosed process site.
Is the development in a location where it is likely to be highly visible to many people?	No		
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic	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).
conditions which could cause the development to present environmental problems?			

### **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:

- impacts upon the setting of the nearby B-listed building. The planning application process provides adequate scope for addressing this issue; and
- the impact upon the scenic area. Given that the proposed development would take place within an established industrial estate, it is considered that this does not give rise to any significant concerns at this stage.

From the assessment undertaken in accordance with the Regulations and Circular 03/2011, the Council concludes that the proposed development at Grangestone Industrial Estate, by Girvan, as shown on the map forming part of the screening request and 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.

Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

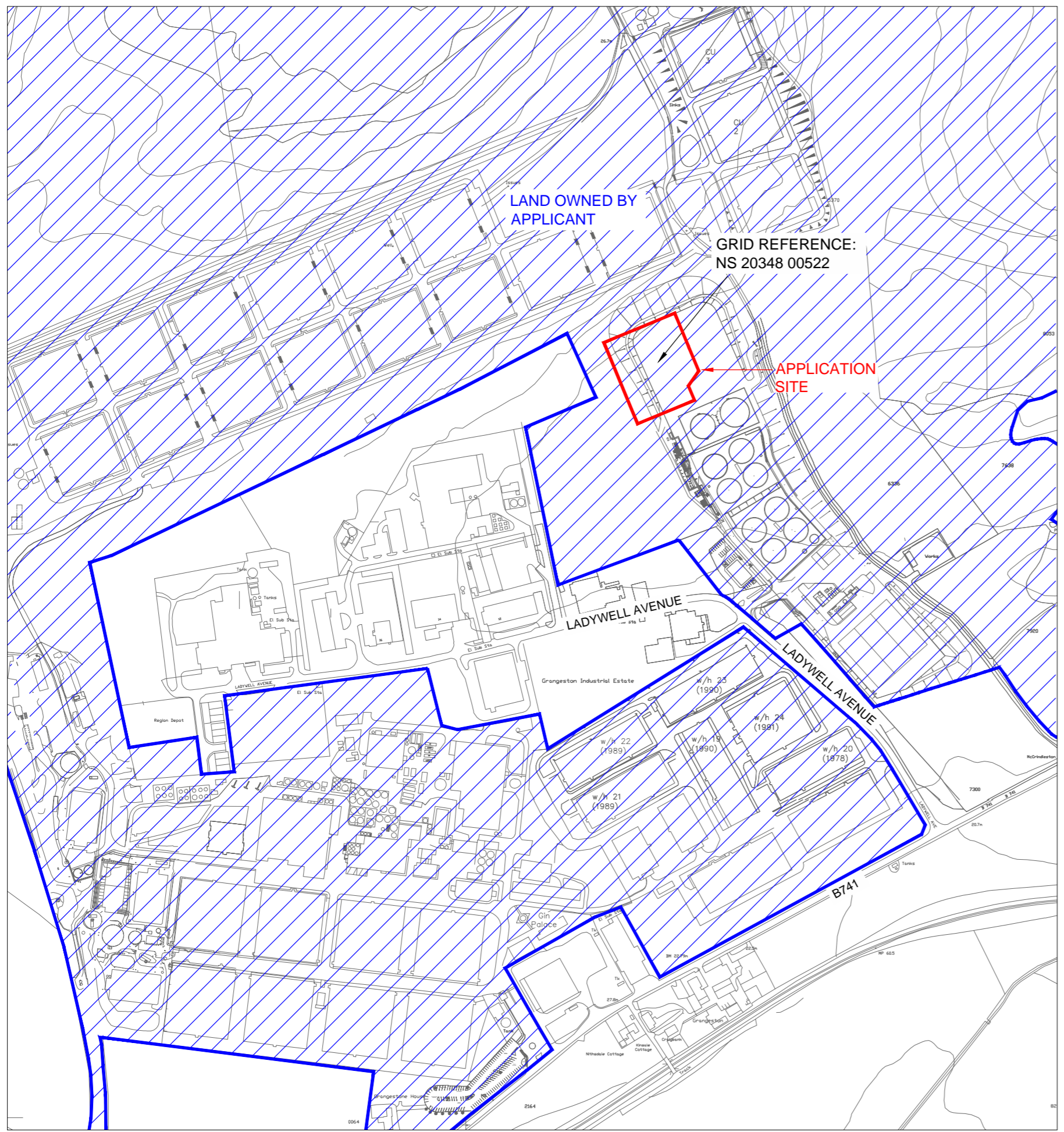
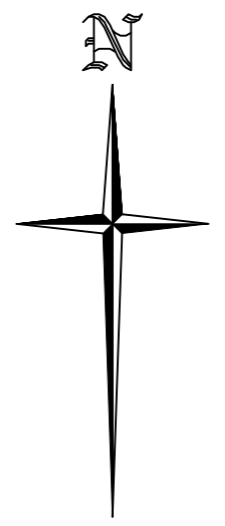
EXISTING LIVE SERVICES:-

- OVERHEAD ELECTRICITY CABLES AND BELOW GROUND SERVICES.
- REFERENCE MUST BE MADE TO THE RECORD DRAWINGS AND THE CONTRACTOR MUST SCAN FOR SERVICES PRIOR TO EXCAVATING.
- COMMUNICATE WITH THE SITE OPERATOR / OWNER FOR LOCATIONS OF ANY KNOWN EXISTING SERVICES NOT IDENTIFIED ON RECORD DRAWINGS.
- REFER TO HSE GUIDANCE HSG47 & G56.
- THIS DRAWING DOES NOT PROVIDE THE LOCATION OF ALL EXISTING SERVICES OR DEFINITIVE LOCATIONS OF ANY EXISTING SERVICES SHOWN.

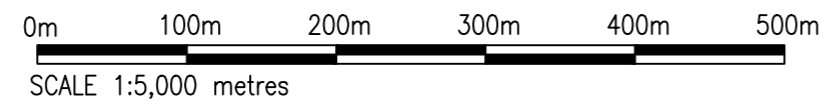
PLEASE NOTE: THIS DRAWING IS INTENDED FOR PLANNING PURPOSES ONLY. FULL ASSESSMENT OF RESIDUAL HAZARDS/RISKS IS SUBJECT DETAILED DESIGN.

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



**SITE LOCATION PLAN**  
SCALE 1:5,000



**OS LOCATION PLAN**  
SCALE 1:25,000

Notes:

PLEASE NOTE: THE LAND OWNERSHIP LINES SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF SHOWING THE EXTENT OF THE APPLICANT'S LAND, FOR PLANNING APPLICATION PURPOSES ONLY. THESE LINES ARE NOT BE TAKEN FOR PURPOSES OF DEFINING LEGAL BOUNDARIES OR ANY OTHER PURPOSE.



Client:

Project Title:  
**GIRVAN AD PLANT  
PLANNING ASSISTANCE**

Drawing Title:  
**SITE LOCATION PLAN**

<b>FAIRHURST</b>			
88 Queens Road, ABERDEEN, AB15 4YD Tel: 01224 321 222 Fax: 01224 323 201			
Scale of A2: 1:5000	Status: Planning		
Drawn: MN	Checked: CD	Approved: SAT	
Date: 27/03/23	March 2023	March 2023	
Drawing No.:	149102/0201		Revision:
			-

Rev.	Date	Description	Drawn	Checked	Approved