

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

**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 AT THE ARRAN MALL AND THE FORMER HOURSTONS BUILDING, 22-30 AND 42-44 ALLOWAY STREET, AYR  
THE PROPOSAL IS FOR REDEVELOPMENT TO PROVIDE FOR THE ERECTION OF A SPORTS, LEISURE AND FITNESS FACILITY (CLASS 11); CLASS 1 (SHOPS), CLASS 3 (FOOD AND DRINK), CLASS 4 (BUSINESS), CLASS 10 (NON-RESIDENTIAL INSTITUTIONS); DEMOLITION WORKS; CAR PARKING, SERVICING AND ACCESS ARRANGEMENTS; HARD AND SOFT LANDSCAPING, PUBLIC REALM; AND, OTHER ASSOCIATED WORKS AND INFRASTRUCTURE. THE PROPOSED DEVELOPMENT SITE EXTENDS TO 1.5 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>			

	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>(a) Scale of the development</b>			
Will the development be out of scale with the existing environment?	n	The proposal involves the redevelopment of redundant commercial buildings. The proposal are considered to be in keeping with the scale of development within the town centre	
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	n		
<b>(b) Cumulation with other development</b>			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	n		
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?	n		
<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>	Y	Minerals and aggregates will be required in the construction of the development.	No. The scale of the development is typical of urban areas and the use of minerals and other resources is not considered to be significant for EIA purposes.
<b>(d) Production of waste</b>			
Will the development produce wastes during construction or operation or decommissioning?	Y	Demolition waste	No. The scale of the development is typical of urban areas and the volume of waste generated is not considered to be significant for EIA purposes. In addition, some of the waste concrete and brick can be recycled.
<b>(e) Pollution and nuisances</b>			

	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 cause noise and vibration or release of leachates, light, heat energy or electromagnetic radiation during construction, operation or decommissioning?	Y	Noise, vibration and dust will be generated during demolition and construction.	No. The extent of noise and dust can be moderated using sound demolition and construction management techniques.
<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?	N		
<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>	Y	The site is presently used for retail or last used for retail. The proposal will introduce a different land use activity (leisure)	No. The proposed leisure use of the site are compatible with the surrounding town centre land uses.
<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>	N	The site is urban in nature and is developed land	
<ul style="list-style-type: none"> <li>• pre-construction investigations e.g. boreholes, soil testing?</li> </ul>	N		
<ul style="list-style-type: none"> <li>• construction, demolition, reclamation or excavation works?</li> </ul>	Y	The redevelopment of the site will involve both demolition work and construction.	No. The site is already developed for commercial purposes and there will be no significant change in the characteristics of the site
<ul style="list-style-type: none"> <li>• underground works ?</li> </ul>	N		
<ul style="list-style-type: none"> <li>• facilities for storage of goods or materials?</li> </ul>	N		
<ul style="list-style-type: none"> <li>• new road, rail, air or sea traffic or infrastructure during construction or operation or decommissioning?</li> </ul>	N		
<ul style="list-style-type: none"> <li>• new or diverted transmission lines or pipelines?</li> </ul>	N		
<ul style="list-style-type: none"> <li>• any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005</li> </ul>	N		
<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>	N		

	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).
• influx of people to an area either temporarily or permanently?	N	The site is within a town centre location	
• any other changes?	N		
<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?	Y	The site is bounded by commercial and residential uses	No. The proposed leisure use is compatible with the adjoining land uses provided certain safeguarding measures are introduced to prevent excessive noise from building plant and machinery.
<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?	N		
<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.	Y	The surrounding area is included within the Ayr Central Conservation Area and forms part of the setting of a number of listed buildings	No. The site contains unsympathetic buildings and the redevelopment of the site presents an opportunity to create buildings and urban spaces that are more sympathetic
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	N		
Are there protected species in or around the location, for example European Protected Species, which could be affected?	N		
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?	N		

	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?	N		
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?	N		
Is the development in a location where it is likely to be highly visible to many people?	Y	The site occupies a town centre location and is highly accessible	No. The redevelopment of the site presents an opportunity to improve the appearance of the urban realm
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?	N		

### **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:

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 of the site at land at the Arran Mall and the former Hourstons building, 22-30 and 42-44 Alloway Street, Ayr South Ayrshire, as shown on the map attached to this document, is not expected to result in effects on the environment which are sufficiently significant to require the submission of an environmental impact assessment

