

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

**THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2017. THE PROPOSED
DEVELOPMENT SITE IS LOCATED AT THE FORMER ALEXANDERS SAWMILLS, HEATHFIELD ROAD, AYR**

The proposal is for planning permission in principle for the erection of Class 1 retail foodstore, Class 9 residential development and associated works (with detailed matters brought forward for the Class 1 foodstore, car parking access, landscaping and other works) on land at Heathfield Road, Ayr. The proposed development site extends to approximately 6 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).
1. Characteristics of the Development			
(a) Scale of the development			
Will the development be out of scale with the existing environment?	No	The site is situated within a built-up area. The proposed development 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)?	Yes	New roads would form part of the development.	Not considered to be significant effect in regards to EIA Regulations.
(b) Cumulation with other development			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	Yes	Heathfield Retail Park, ASDA and other commercial outlets situated in the vicinity. Impact on traffic and transportation requires to be considered.	It is considered that the effect can be examined within assessment of the planning application.
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.	
(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 construction of the development will require use of natural resources, including materials and energy.	No. The environmental impacts associated with the use of construction materials are not considered to be significant.
(d) Production of waste			
Will the development produce wastes during construction or operation or decommissioning?	Yes	Once operational, the development will result in the generation of waste.	No. Once operational, the development will generate waste streams similar in nature and volume to the surrounding area.
(e) Pollution and nuisances			
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	No. The pollutants arising from the construction phase can be adequately assessed and controlled through good practice in construction management. The

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		this type i.e. construction vehicle movements, dust and noise.	potential for noise nuisance can be assessed within the planning application.
(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	Development of this type and scale is at risk of accidents and any such risks should be managed by the site manager to avoid impacts on the environment and human health.	No. The risk of accidents is not considered to give rise to any environmental effects.
(g) Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the development			
• permanent or temporary change in land use, land-cover or topography including increases in intensity of land use?	Yes	The proposed development will change part of the use of the land to residential.	No. It is not considered that the change is land use merits assessment under the EIA Regulations.
• peat land disturbance and/ or degradation leading to: carbon release, damage to habitats, affecting land stability or hydrology?	No		
• pre-construction investigations e.g. boreholes, soil testing?	No		
• construction, demolition, reclamation or excavation works?	No		
• 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?	Yes	New roads proposed as part of development	No. The new roads can be assessed within the planning application.
• 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		

	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	The development would attract people to the site.	No. The surrounding area currently attracts people for various purposes and it is considered that the impact can be assessed within the planning application.
<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 adjoining land uses are predominantly commercial and retail. There is potential for the existing adjacent land uses to impact upon the proposed development, especially by way of noise.	No. It is considered that the existing adjacent site uses can be considered within assessment of the planning application.
(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?	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		

	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		
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 Heathfield Road	No. The surrounding area has a prevalence of commercial units.
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		

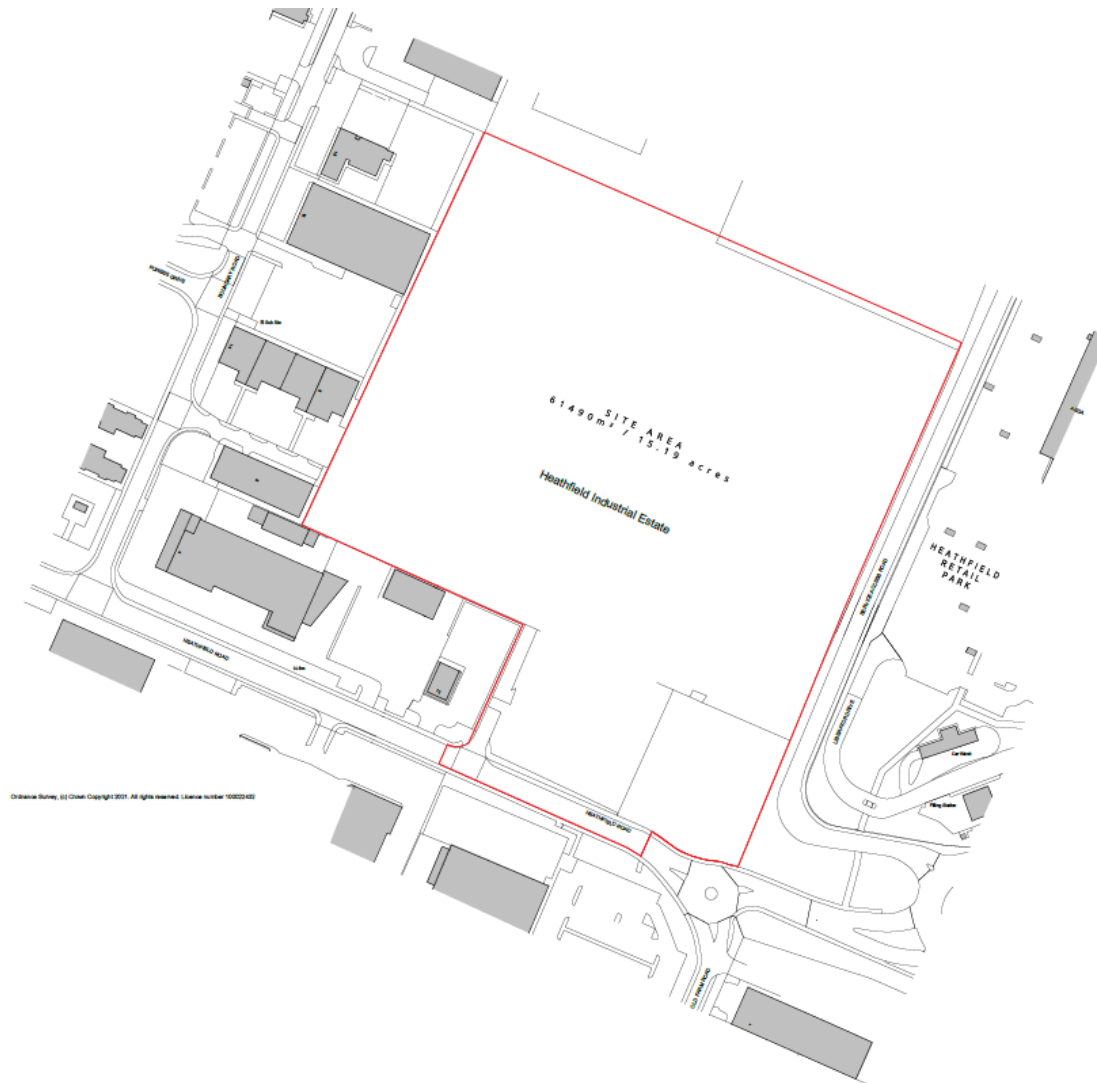
Conclusions

The checklist is a useful tool for the purposes of identifying the wide range of environmental receptors which could be affected by proposed development. The main issues which have emerged from the checklist are potential for disturbance of residential amenity as a consequence of the adjacent land uses and cumulative traffic and transportation considerations. 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 planning permission in principle for the erection of Class 1 retail foodstore, Class 9 residential development and associated works (with detailed matters brought forward for the Class 1 foodstore, car parking access, landscaping and other works) on land at Heathfield Road, Ayr, 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.

Date of Issue 14/01/2022

Location Plan – 1:2500



Date of Issue 14/01/2022