

**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 35 – 37 RACECOURSE ROAD, AYR, SOUTH AYRSHIRE**

The proposal is for alterations and extension to existing hospice, including a change of use of dwellinghouse to form office and change of use of garden ground to extended hospice, landscaping, formation of access and parking, relocation of ancillary accommodation and associated development. The proposed development site extends to approximately 1.3 hectares. A planning application 21/00919/APP and related listed building consent application 21/00918/LBC have been submitted. The proposal is Schedule 2 development under the terms of the above Regulations (qualifying under category 10(b)) 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).
<b>1. Characteristics of development</b>			
<b>(a) Size and design of the development</b>			
Will the development be out of scale with the existing environment?	Yes	Site already in use as a hospice, and has been the subject of incremental development over the years. Proposals partly involve the replacement of an existing extension, with a larger footprint than previously proposed and onto undeveloped garden area of hospice. Proposals also include the change of use of a domestic property and its curtilage to hospice related uses and associated new access.	No. Effects are not considered to be significant within the context of the EIA Regulations.
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes	Replacement and new extensions to existing premises. New access and parking areas to be formed.	No. Effects are not considered to be significant within the context of the EIA Regulations.
<b>(b) Cumulation with other existing/approved 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?	No	-	-
<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	Part of the proposal is to develop previously unused land. Both the construction and the operation of the development will use energy (fuels and electricity).	No. Effects are not considered to be significant within the context of the EIA Regulations.
<b>(d) Production of waste</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 produce wastes during construction or operation or decommissioning?	Yes	Wastes will be produced during construction and operation.	No. Effects are not considered to be significant within the context of the EIA Regulations, and this should be managed within the scope of any construction contract and the operator's responsibility to comply with existing commercial waste management requirements upon occupation of the development.
<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.	There will likely be noise, vibration and light pollution as a result of the proposed construction/development/operation.	No. Effects are not considered to be significant within the context of the EIA Regulations. Any adverse effects should be managed by SAC's Environmental Health service.
<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	There will always be risks as a result of construction works.	No. Effects not considered significant in the context of the EIA Regulations. Any risk of accident should be managed by the developer.
<b>(g) Risks to human health</b>			
Will construction or operation of the development give rise to risks to human health, for example due to: <ul style="list-style-type: none"> <li>• water contamination?</li> <li>• Air pollution?</li> </ul>	Yes	During construction there will be air pollution arising from dust generation on site. Air pollution may be further exacerbated by the additional vehicular trip generation of the site, and dust during the construction phase.	No, these risks will stand to be managed in accordance with industry standards and due protocol in safe working practice. Risks will be localised and/or temporary.
<b>2. Location of the Development</b>			
<b>(a) Existing and approved 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 proposal will use undeveloped land and also the change of use of an existing building. There is potential for effects on nearby residential properties during the construction phase.	No. Effects are not considered to be significant within the context of the EIA Regulations. The planning application process provides sufficient scope to address this issue.
<b>(b) Relative abundance, quality and regenerative capacity of natural resources in the area / underground</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).
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, 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.	Yes	B-listed villas and associated structures at 35 – 37 Racecourse Road. Site and surroundings located in Ayr II conservation area, covered by a tree preservation order and archaeological trigger area. The proposed development presents an opportunity for the continued use and redevelopment of listed buildings. Trees to be lost as a consequence of the development. The planning application process presents the best opportunity to achieve this through addressing matters of detail and appropriate mitigation measures.	No. Effects are not considered to be significant within the context of the EIA Regulations. The planning application process provides sufficient scope to address this issue in consultation with Historic Environment Scotland/WoSAS/SAC Landscape.
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?	Yes	A preliminary ecological report and follow-up surveys have been conducted.	No. Effects are not considered to be significant within the context of the EIA Regulations. The planning application process provides sufficient scope to address this issue in consultation with SAC Sustainable Development and SNH
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	B-listed villas and associated structures at 35 – 37 Racecourse Road. Site and surroundings located in Ayr II conservation area, covered by a tree preservation order and archaeological trigger area. The proposed development presents an opportunity for the continued use and	No. Effects are not considered to be significant within the context of the EIA Regulations. The planning application process provides sufficient scope to address this issue.

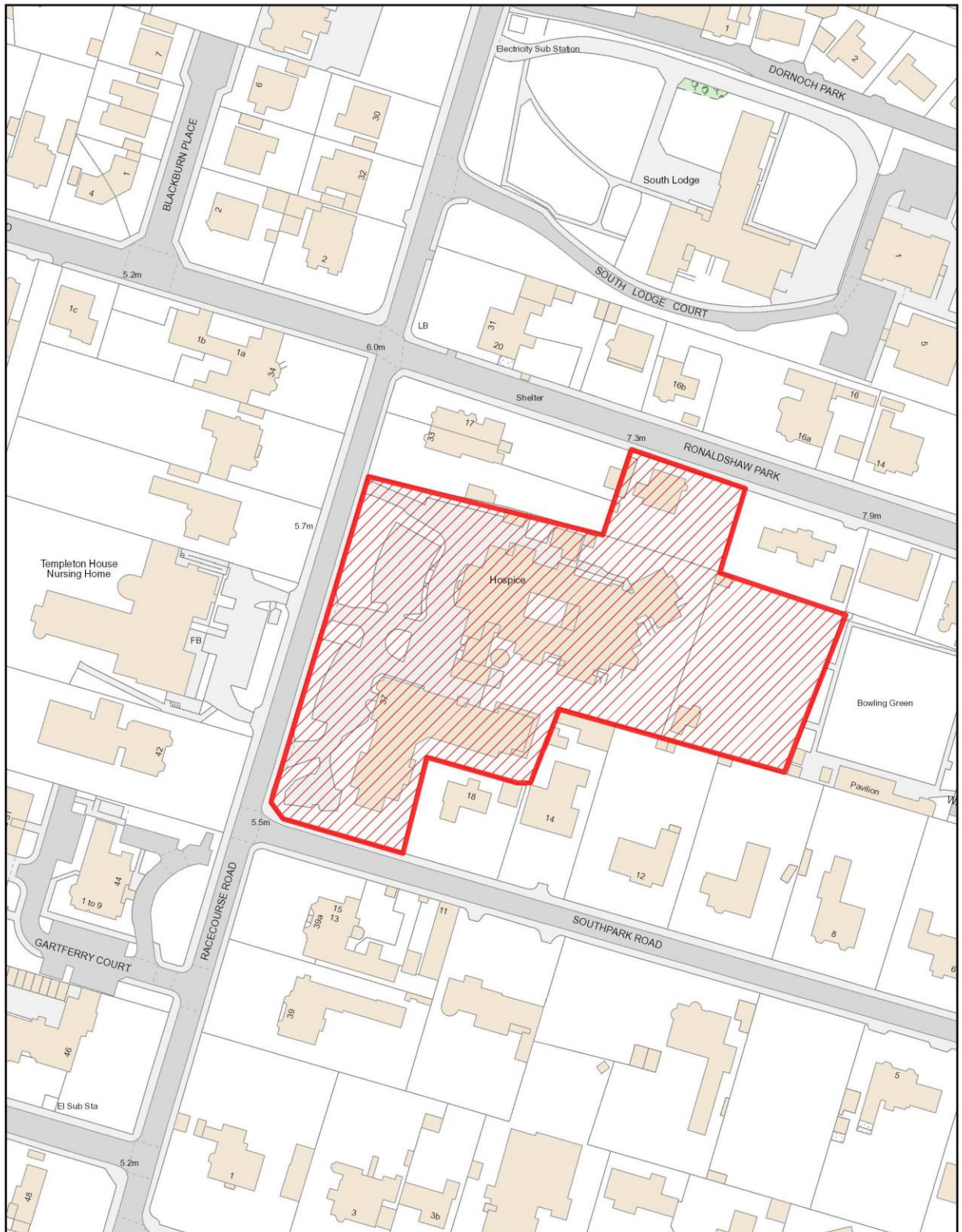
	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
		redevelopment of listed buildings. Trees to be lost as a consequence of the development. The planning application process presents the best opportunity to achieve this through addressing matters of detail and appropriate mitigation measures.	
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 villa, and out-building to be utilised as offices will be visible from views from Ronaldshaw Park, and the extension will be partly visible also from Ronaldshaw Park. Adjacent residential properties will be most affected in terms of outlook. Views possible from the wider area. However, sensitive design and mitigatory landscaping will ensure it is integrated into the landscape.	No. Effects are not considered to be significant within the context of the EIA Regulations. The planning application process provides sufficient scope to address this issue.
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 a wide range of environmental receptors which could variously be affected by proposed development. The main effects of greatest concern considered to arise from the checklist are:

- Impact of proposals on historic environment, in particular, on the listed buildings and their settings;
- Archaeological Trigger Area;
- Potential ecological issues;
- Landscape impact of proposals, in particular trees to be removed, and appropriate mitigatory planting.

From the assessment undertaken in accordance with the Regulations and Circular 1/2017, the Council concludes that the proposed development at 35 – 37 Racecourse Road, Ayr, South Ayrshire, as shown on the map below, is unlikely to result in effects on the environment which are sufficiently significant to require the submission of an EIA Report.



## Ayrshire Hospice - Screening Opinion

Scale 1:1500



This product includes mapping data licenced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office. © Crown copyright and/or database right 2021. All rights reserved. Licence number 100020765.