

**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 49 ACADEMY STREET, TROON**

The proposal is for the erection of two retail units with associated access, parking and landscaping. The proposed development site extends to approximately 0.85 hectares. A planning application 22/00137/APP has 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).
1. Characteristics of development			
(a) Size and design of the development			
Will the development be out of scale with the existing environment?	No	Site is a developed site located within the town centre. Proposals to remove existing buildings, and replace with new supermarket on same site, with the addition of a new retail unit within the car park area.	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 building and new building is proposed. Existing access to be reused.	No. Effects are not considered to be significant within the context of the EIA Regulations.
(b) Cumulation with other existing/approved development			
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	-	-
(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	Site is previously developed, and will be redeveloped under the proposals. 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.

	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).
(d) Production of waste			
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.
(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.	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.
(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	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.
(g) Risks to human health			
Will construction or operation of the development give rise to risks to human health, for example due to: <ul style="list-style-type: none"> • water contamination? • Air pollution? 	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.
2. Location of the Development			
(a) Existing and approved 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 site comprises of previously developed land and buildings. There is potential for effects on nearby residential, commercial and other 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.

	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) Relative abundance, quality and regenerative capacity of natural resources in the area / underground			
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.	Yes	Site located adjacent to Troon Conservation Area. The proposed development presents an opportunity for the redevelopment and continued use of a previously developed site in Troon town centre. The planning application process presents the best opportunity to achieve this through addressing matters of detail and appropriate mitigation measures, where required.	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.
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	No	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.
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	Site located adjacent to Troon Conservation Area. The proposed development presents an opportunity for the redevelopment and continued use of a previously developed site in Troon town centre. The planning application process presents the best opportunity to achieve this through addressing matters of detail and appropriate mitigation measures, where required.	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).
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	Site is centrally located in Troon town centre, bounds two public roads, and contains car parking. Adjacent properties will be most affected in terms of outlook. Views possible from the wider area. However, sensitive and appropriate design will ensure it is integrated into the setting of the locale.	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:

- Relationship to, and impact on adjacent land and property.
- Impact of proposals on historic environment, in particular, Troon Conservation Area.

From the assessment undertaken in accordance with the Regulations and Circular 1/2017, the Council concludes that the proposed development at 49 Academy Street, Troon, 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.

LOCATION PLAN

