

SCREENING OPINION - ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 1999
10/01605/PREAPP

Pre-application enquiry for proposed mixed use/ residential development at St Leonards/ Abbey Walk, St Andrews including office space and hotel development.

GUIDANCE ON SCREENING

The items on this checklist are only indicative. Planning authorities and developers should consider the particular circumstances of each application to ensure that all the characteristics of the development and its location are taken into account.

SCREENING CHECKLIST

1 - CHARACTERISTICS OF THE DEVELOPMENT	Yes/No Briefly describe
(a) Size of development	
Will the development be out of scale with the existing environment?	No - Located within settlement boundary adjacent to residential developments and identified for future Mixed Use development in emerging Development Plan.
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, provision of new water supply, generation or transmission of power, increased housing and sewage disposal)?	No - New access and water/drainage etc part of current application.
(b) Cumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	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 such as land, water, materials or energy, especially any resources which are non-renewable or in short supply? - land (especially undeveloped or agricultural land)? - water? - minerals? - aggregates? - forests and timber? - energy including electricity and fuels? - any other resources?	No - only site land and need for extension to existing water supply infrastructure.
(d) Production of Waste	
Will the development produce wastes during construction or operation or decommissioning? - spoil, overburden or mine wastes? - municipal waste (household and/or commercial)? - hazardous or toxic wastes (including radioactive)? - other industrial process wastes? - surplus product? - sewage sludge or other sludges from effluent treatment? - construction or demolition wastes? - redundant machinery or equipment? - contaminated soils or material? - agricultural wastes? - any other solid wastes? - liquid or solid wastes in suspension?	No - only general residential related sewage waste.
(e) Pollution and nuisances	
Will the development release pollutants or any hazardous toxic or noxious substances to air?	No.

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<p>Emissions from:-</p> <ul style="list-style-type: none"> - combustion of fossil fuels from stationary or mobile sources? - production processes? - materials handling including storage or transport? - construction activities including plant & equipment? - dust or odours from handling of materials including construction materials, sewage & waste? - incineration of waste? - burning of waste in open air (e.g. slash material, construction debris)? - any other sources? 	
<p>Is there a potential risk from:-</p> <ul style="list-style-type: none"> - leachates? - escape of wastes or other products/by-products that may constitute a contaminant in the environment? 	No.
<p>Will the development cause noise and vibration or release of light, heat energy or electromagnetic radiation?</p> <ul style="list-style-type: none"> - from operation of equipment e.g. engines, ventilation plant, crushers? - from industrial or similar processes? - from blasting or piling? - from construction or operational traffic? - from lighting or cooling systems? - from sources of electromagnetic radiation (effects on nearby sensitive equipment as well as people)? - from any other sources? 	No.
(f) Risk of accidents, having regard in particular to substances technologies used	
<p>Will there be a risk of accidents during construction or operation of the development which could have effects on people of the environment?</p> <ul style="list-style-type: none"> - from explosions, spillages, fires etc from storage, handling, use or production of hazardous or toxic substances? - from events beyond the limits of normal environmental protection e.g. failure of pollution control systems? - from any other causes? - could the development be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslip, etc)? 	No.
<p>Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?</p> <ul style="list-style-type: none"> - use of hazardous or toxic substances? - potential changes in occurrence of disease or effect on disease carriers (e.g. insect or water borne diseases)? - effect on welfare of people (e.g. change of living conditions)? - effects on vulnerable groups (e.g. the elderly)? 	No.

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(g) Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the development.	
<p>- permanent or temporary change in land use, landcover or topography including increases in intensity of land use?</p>	<p>Change in land use from school playing fields to residential/mixed use development. Pre construction</p>

<ul style="list-style-type: none"> - clearance of existing land, vegetation & buildings? - Peat land disturbance and/or degradation leading to; carbon release, damage to habitats, affecting land stability or hydrology? - creation of new land uses? - pre-construction investigations e.g. boreholes, soil testing? - construction or demolition works? - temporary sites or housing for construction workers? above ground buildings, structures or earthworks including linear structures, cut & fill or excavations? - underground works including mining or tunnelling? - reclamation works? - dredging? - coastal structures (seawalls, piers)? - offsgore structures? - production and manufacturing processes? - facilities for storage of goods or materials? - facilities for treatment or disposal of solid wastes or liquid effluents? - facilities for long term housing of operational workers? - new road, rail or sea traffic during construction or operation? - new road, rail, air, waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc? - closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements? - new or diverted transmission lines or pipelines? - impending, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers? - stream crossings? - abstraction or transfers of water from ground or surface waters? - changes in waterbodies or the land surface affecting drainage or run-off? - transport of personnel or materials for construction, operation or decommissioning? - long term dismantling or decommissioning or restoration works? - ongoing activity during decommissioning which could have an impact on the environment? - influx of people to an area either temporarily or permanently? - introduction of alien species? - loss of native species or genetic diversity? - any other changes? 	<p>development. Pre-construction testing (boreholes, soil testing) being carried out. Construction works proposed. Erection of buildings. Possible changes to road links. Possible links across the Kinness Burn. possible changes to biodiversity - study recommended.</p>
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2 - LOCATION OF DEVELOPMENT	Yes/No Briefly describe
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(a) Existing land use	
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<p>Are there existing land uses on or around the location which could be affected by the development, e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, water catchments, functional floodplains, mining or quarrying?</p>	<p>No - proposed use compatible with adjacent residential, office, Town Centre uses.</p>
<p>Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected?</p>	<p>No.</p>
<p>Is the development located in a previously undeveloped area where there will be a loss of greenfield land?</p>	<p>No - land considered to be Brown-field.</p>

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(b) Relative abundance, quality and regenerative capacity of natural resources in the area	
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<p>Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?</p>	<p>No.</p>
<ul style="list-style-type: none"> - groundwater resources - surface waters 	

- forestry - agriculture - fisheries - tourism - minerals	
(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, cultural or other value, which could be affected by the development?	No.
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology:- - wetlands, watercourses or other waterbodies - the coastal zone - mountains, forests or woodlands - nature reserves and parks	Yes - Kinness Burn (tidal watercourse flowing to SSSI)
Are there any areas on or around the location in which species and habitats or Local Biodiversity Action Plan importance are present?	Bat Survey carried out - Bats recorded foraging but no evidence of bat use within buildings.
Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?	None recorded but further ecological surveys required.
Are there any inland, coastal, marine or underground waters on or around the location which could be affected?	No - Kinness Burn tidal but SEPA has no concerns.
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	Views from Coastal Plain to site could be affected.
Are there any routes of facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	Yes footpaths adjacent to and within site.
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	No.
Is the development in a location where it is likely to be highly visible to many people?	Yes - surrounded by residential areas.
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	Yes - 'B' Listed Abbey Walk, 'B' Listed St Nicholas House, St Andrews Conservation Area. Site also in close proximity to areas where archeological artefacts have been discovered.
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 location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	No.

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CHECKLIST OF CRITERIA FOR EVALUATING THE SIGNIFICANCE OF ENVIRONMENTAL EFFECTS

The checklist below is for use in conjunction with the Screening Checklist. It is based on the Characteristics of the Potential Impact of the 'Selection Criteria for Screening Schedule 2 Development' in Schedule 3 to the EIA Regulations. It is designed to help in deciding whether EIA is required based on the characteristics of the likely impacts of the development.

The Screening Checklist provided a list of questions to help in identifying where there are potential interactions between a development and its proposed location. The checklist below is designed to helping deciding whether those interactions are likely to be significant.

The following questions can be asked for each 'Yes' answer in the Screening Checklist, and the conclusion and reasons noted against the relevant answer. The questions are designed so that a 'Yes' answer will generally point towards the need for EIA and a 'No' answer towards EIA not being required.

CHARACTERISTICS OF THE POTENTIAL IMPACT	Yes/No Briefly describe
(a) Extent of the impact	
Will the effect extend over a large area?	Yes (site area 6.9 ha) Adjacent residential properties/amenity will be taken into consideration.
Will many people be affected?	
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? <small>(nb. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Scottish Ministers to consider whether there is likely to be such an effect in each case).</small>	No.
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No.
Will the effect be unusual in the area or particularly complex?	No.
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	No.
Will valuable or scarce features or resources be affected?	No.
Is there a risk that environmental standards will be breached?	No.
Is there a risk that protected sites, areas, features will be affected?	No.
(d) Probability of the impact	
Is there a high probability of the effect occurring?	No.
Is there a low probability of a potential highly significant effect?	Yes.
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes - Permanent development proposed.
Will the effect be permanent rather than temporary?	Yes - Permanent development proposed.
Will the impact be continuous rather than intermittent?	Yes - Continuous.
If intermittent, will it be frequent rather than rare?	N/A
Will the impact be irreversible?	No - development including landscaping permanent.
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No

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Conclusion

Taking into account the characteristics of the development, the environmental sensitivity of its location, the characteristics of its potential impact and the relevant criteria the Council as Planning Authority has adopted the opinion that the proposal will not require an EIA.

<i>Signature</i>
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9th July 2010.

Signature

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9th July 2010.