

**The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017**  
**Screening Opinion under Regulation 9**  
**Use of part of premises as a Waste Transfer Station at 21 Dellingburn Street, Greenock**

The purpose of adopting this Screening Opinion is to determine whether the proposal has significant effects on the environment which in turn would require the submission of an Environmental Impact Assessment (EIA). It should be noted that conformity with a development plan does not rule out the need for an EIA.

A Waste Transfer Station is not specifically referred to in Schedule 2 of the above Regulations. Under "Other projects" in column 2 of Schedule 2 of the Regulations "Installations for the disposal of waste (unless included in schedule 1)" is referred to. It is considered that this is the closest equivalent to the proposed development.

The criteria and thresholds identified in column 2 of Schedule 2 indicates that for "Installations for the disposal of waste" it needs to be determined whether an Environmental Impact Assessment will be required if: the disposal is by incineration; or the area of the development exceeds 0.5 hectares; or the installation is to be sited within 100 metres of any controlled waters. The area of the site as indicated is above 0.5 hectares and a screening opinion should be adopted.

Schedule 3 of the Regulations set out the selection criteria which must be taken into account by the planning authority in determining whether an EIA is required. These criteria broadly fall into 3 groups (1) the characteristics of the development, (2) the environmental sensitivity of the location and (3) the characteristics of the potential impact. The following examines the proposal in relation to the selection criteria. It should be noted that the site has planning permission (22/0217/IC) for a waste transfer station. This screening opinion is related to a larger proposed site area (0.56Ha) that incorporates the approved site area of 0.47Ha. The purpose of the larger site is to aid manoeuvrability within the operational area.

**Characteristics of the Development**

**Size:** The area of the site has been identified as 0.56 hectares which is not an extensive site in this context. A drawing has been submitted that indicates the proposed site is located between Dellingburn Street and Baker Street and access to the site is indicated to be from both streets. The drawing is annotated with 'locus of operation' across a central portion of the drawing.

**Cumulation:** The site is located in the existing urban area between Dellingburn Street and Baker Street and is part of a business/industrial area. Some changes are proposed from that consented under 22/0217/IC. A cleared area to the north of the site will be incorporated into the now larger operational area; a shed to the west of the site (Dellingburn Street) is now excluded from the operational area and the crushing and breaking area may propose open air tanks. The larger shed (Baker Street, east) is retained. An area of uneven vacant land (south) will be incorporated into the amended site, and may form part of a larger vehicle turning area.

**Use of Natural Resources:** The development is related to the developer's demolition contracting business and does not involve the construction of new buildings. The demolition of existing buildings on site and the subsequent operation of the waste transfer station do not involve the use of new natural resources.

**Waste:** The facility which is proposed will be involved in the sorting, storage and disposal of waste. The sorting and transfer of waste will include separation of waste materials suitable for recycling. The waste transfer facility will be located close to public facilities for recycling of materials. Some materials will be reused after breaking or processing, but other materials may require transfer to recycling facilities, which are located locally within the wider settlement. However, it is possible that hazardous materials would require specialist disposal that may not be available locally. Any hazardous material arising from demolitions (such as asbestos) will be taken elsewhere to be handled in line with SEPA and HSE requirements. It should be noted that two biomass boilers have been granted planning permission (23/0230/IC) within the approved waste transfer station (22/0217/IC). It is a condition of planning permission 23/0230/IC that the boilers should be fuelled by sources that have moisture content of less than 23%. This is required in order to minimise the production of black smoke from the use of the boilers.

**Pollution and Nuisances:** A number of buildings have already been subject to demolition. The site is currently undergoing clearance works which involves the breaking of materials using plant and machinery. This ongoing activity may cause an amenity impact in terms of noise and vibration. Crushing and breaking activities are expected to be carried out in accordance with British Standard: 6187 Code of Practice which includes measures such as machinery to be used, working hours, on-site safety measures, temporary fences, removal of demolition materials and hosing down for dust suppression.

By following established practices and regulations it is not considered that activities within the site involves the use, storage, transport, handling or production of substances or materials which could be harmful to human health.

The nearest neighbouring residential properties could be affected by the processing of demolition materials that are delivered to the site in terms of noise (vehicle movements, deliveries, crushing and waste movement), vibration, dust, smells and residues. The operation of the waste transfer station and the impact on the surrounding area was assessed in planning application 22/0217/IC. A further application for planning permission will be required should the fresh proposal involve an alteration to the site area. The two consented biomass boilers (23/0230/IC) are required to be fuelled by sources that have moisture content of less than 23%. This will minimise the production of black smoke. However, the control of fuel sources may not completely mitigate the possibility of black smoke emissions. The Council's Public Protection Service have statutory nuisance powers that can control emissions, dust and odours.

By following established practices and regulations it is not considered that the operation of the waste transfer station will be harmful to human health.

**Risk of Major Accidents:** Safe working practices will be expected during clearance works (including breaking and crushing of materials) in order to avoid the possibility of major accidents.

If any unrecorded services are discovered it will be the responsibility of the demolition contractor to inform and agree with the infrastructure provider (such as Scottish Water, Scottish Power, etc) what measures are to be put in place in order to remove or cap the services in question. Otherwise it is not considered that the demolition will result in major accidents.

The operation of the waste transfer station itself is also not considered to result in major accidents given the type of demolition materials that are indicated as being processed at the site.

### **Location of Development**

**Existing Land Use:** The site is an existing business/industrial area and located within the Broomhill and Drumfrochar Priority Place which is covered by Policy 3 of the adopted Local Development Plan. Policy 3 indicates the Council will support redevelopment proposals for the Priority Places where these are in line with the preferred strategy set out in Schedule 2 and the development frameworks set out in the Priority Places Supplementary Guidance. The development frameworks have been produced to guide the preparation of development proposals and inform planning decisions.

For the Broomhill and Drumfrochar Priority Place, Schedule 2 of the adopted Local Development Plan identifies the preferred strategy as: housing, industrial, community and green network development as per Central East Greenock Masterplan 2014. Schedule 2 of the proposed Local Development Plan identifies the preferred strategy as: housing and industrial development. In the Priority Places Supplementary Guidance associated with the adopted Local Development Plan the site is identified as being safeguarded for industry and business.

The site is identified in the proposed Local Development Plan as being a business and industrial area.

**Natural Resources:** There are no natural resources at the site to be used in the proposed development rather demolition materials are to be delivered to the site for processing.

**Capacity of the Natural Environment:** There are no international or national designations affecting the site.

### **Characteristics of Potential Impact**

**Extent:** There will be a visual impact as a result of the demolition of buildings at this location compared to what is there at the moment (some buildings have already been demolished), however this will be viewed in the context of the business and industrial buildings in the surrounding area. The operation of the waste transfer station development will be viewed in the context of the buildings potentially retained at the site as well as other business and industrial buildings on the surrounding area. The overall size of the proposed waste transfer station is not considered to be significant in this context.

**Transfrontier:** No issues in this regard.

**Magnitude and Complexity:** No issues in this regard.

**Probability:** No issues in this regard.

**Duration, Frequency and Reversibility:** When the waste transfer station is operational it will be permanent.

### **Conclusion**

The 2017 Regulations are accompanied by Scottish Government Circular 1/2017 which at Annex A provides criteria for identifying Schedule 2 developments requiring EIA. The relationship between the proposed development and its location is a crucial consideration. For any given development proposal, the more environmentally sensitive the location, the more likely the effects will be significant and will require EIA.

It is not considered that the proposal will result in significant environmental impacts or have cumulative impacts associated with the surrounding area. In addition the site is not in an environmentally sensitive location as defined by the 2017 Regulations. Most impacts associated with the proposed development such as visual impact, traffic generation, noise and vibration impacts, etc were assessed under planning application 22/0217/IC. Additional impacts as a result of a larger operational site would be assessed in detail under any subsequent planning application.

Having examined the proposed development in relation to the relevant criteria in the 2017 Regulations and the advice given in Scottish Government Circular 1/2017, it is concluded that the proposed development at the larger site will not require an Environmental Impact Assessment.

**13<sup>th</sup> March 2024**