

Redacted

North Ayrshire Council (NAC)
By Email Only

Our ref
Telephone
E-mail

Redacted

20 February 2017

Dear Redacted

**Request for a Screening Opinion under Regulation 6 of the Town and Country Planning
Environmental Impact Assessment (Scotland) Regulations 2011 ("EIA Regulations")
Hunterston Marine Construction Yard**

We write on behalf of our clients, Peel Ports, with reference to the Hunterston Marine Construction Yard located at grid reference NS 18612 53050.

Our clients intend to lodge an application to amend the current planning permission to allow decommissioning / reverse engineering activities at the site. This will require improvements to the hammerhead quay, creation of dock gates to the existing dry dock and dredging works. The nature of the development is described in more detail in the attached Environmental Review.

We therefore request that your Council (as planning authority) formally adopt a screening opinion under Part 2, Regulation 5 of the EIA Regulations in relation to the proposals. In accordance with Regulation 5 (2) (a) and (b) we enclose a site location plan identifying the land to which the proposed development relates.

As discussed in our meeting of 23 January 2017 we are mindful that the quay improvement works and associated dredging (only) also fall under The Marine Works (Environmental Impact Assessment) Regulations 2007. This screening request is therefore copied also to Redacted of Marine Scotland (MS-LOT) for Re consideration. Our preference would be for a joint screening response from NAC and MS-LOT for the project, and advice on the process to satisfy the two sets of Regulations going forward without duplication of consultation or any conflicting opinions.

Proposed Development (As a Whole)

Currently the site is consented to allow the construction, repair and subsequent removal on completion of large marine related structures. It is proposed to apply for amendment of Condition 1 of the current planning consent to include decommissioning / reverse engineering for such structures. This will also necessitate consents for improvements to the existing quay and creation of caisson dock gates although these (in particular the caisson construction) could be interpreted as 'construction of large marine structures' which is already consented. Dredging will also be required to around -12m Chart Datum in front of the hammerhead quay and the new dock gate system.

Site Setting

The existing Peel Ports Hunterston Marine Construction Yard, lies on the Firth of Clyde, north of the EDF Hunterston Power Stations and west of the Hunterston Coal Terminal (refer to Drawing No 168612-001 Rev A). The site is adjacent to the Offshore Wind Turbine Test Facility operated by SSE, but is otherwise vacant at present, although maintenance is ongoing.

The site is reclaimed land that has historically been used for construction; it currently comprises an access road, service infrastructure, a deep void with a bund in place and a hammerhead quay.

Environmental Impact Assessment

We have reviewed the proposals against The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (the 2011 Regulations) and, in our opinion, the proposals are not Schedule 1 development under the 2011 Regulations.

Having also considered Schedule 2 development categories it is possible that the development proposals could be considered as falling under Item 13 as it is a change of development of a description mentioned in Items 1 to 12 of Column 1 in Schedule 2 where that development is already authorised, executed or in the process of being executed. Examples of categories which could apply to the proposed works are:

- Item 4 (g) Production and processing of metals – shipyards;
- Item 10 (m) 'maritime works capable of altering the coast...'; and
- Item 11(e) storage of scrap (within 100m of controlled waters)'.

The floorspace associated with the proposed development will exceed the 1,000m² applicable thresholds and criteria associated with the Item 4(g) development category, and scrap will be stored within 100m of controlled waters (Item 11 (e)).

To inform our development of this application and assist in reaching a Screening Decision we have provided a desk-based Environmental Review for the site and the potential impacts of the development proposals as a whole (see attached). The environmental review concludes that the development as proposed, with fairly standard construction and operational mitigation will not result in adverse effects on the environment, although it identifies the need for an Environmental Appraisal to accompany the planning application. The Environmental Appraisal of the proposed development should include consideration of the Water Environment, Ecology, and potentially Noise in our view.

Should you require further information to assist in this matter please do not hesitate to contact us.

Yours sincerely
for EnviroCentre Ltd

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Enc: 1 Drawing No 168612-001 Rev A
2 Environmental Review (Report Ref No 7467, dated February 2017)

CC: Redacted, Marine Scotland (by email) and Redacted Peel Ports, (by email)



Legend

 Approximate Planning Boundary

Note: Approximate planning boundary derived from approved planning drawing 11 - 00230 PPM

Do not scale this map

Client
Peel Ports Group

Project
Hunterston Marine Yard

Title
Site Location

Status
Final

Drawing No. 168612-001	Revision A
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Scale 1:25,000	A3	Date 06 Feb 2017
Drawn Re	Checked R	Approved Re

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