

Our Ref: JG/KM/T20
Your Ref: 06/0082/EO

Director of Planning & Transport
Renfrewshire Council
South Building
Cotton Street
PAISLEY
PA1 1LL

RENFREWSHIRE COUNCIL									
DEPARTMENT OF PLANNING & TRANSPORT									
27 MAR 2006									
DIR	HR	HP	HED	DM	CM	CSM	URT	M+L	
TRA	RA	PA	BC	DC	PI	RE	FILE	OTHER	
COPIED TO:									

If telephoning ask for:
Julie Gerc
22 March 2006

Dear Sir

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
PLANNING APPLICATION NO: 06/0082/EO**

REQUEST FOR SCREENING OPINION AS TO WHETHER AN ENVIRONMENTAL ASSESSMENT WOULD BE REQUIRED TO ACCOMPANY AN APPLICATION FOR PLANNING PERMISSION WHICH WOULD INVOLVE THE CONSTRUCTION OF TWO 40M DIAMETER ROUNDABOUTS ON A8 WHICH ARE LINKED TO THE M8 BY SLIP ROADS ON EMBANKMENTS WHICH REQUIRES THE WIDENING FROM TWO TO THREE LANES. LAND AT INTERSECTION WITH M8 MOTORWAY, GREENOCK ROAD, INCHINNAN, ERSKINE.

Thank you for your consultation letter received on 20 February 2006 in respect of the above application.

While SEPA would wish to comment on several issues relating to this development proposal, it is our opinion that these issues can be adequately addressed through a standard development control consultation and that therefore an Environmental Assessment would not be necessary.

It is understood that the two proposed roundabouts will facilitate access to and from the M8 motorway providing a direct route to Bishopton. We would expect any application to address the following issues.

Contaminated Land

Immediately to the south west of this proposal is a closed landfill site.

It is possible that previous uses at the site may have resulted in land contamination although no details have been received relating to the site history or its condition. This may be a matter you wish to explore further.

SEPA has a particular interest in pollution of controlled waters arising from any ground contamination at the site. SEPA expects that the local authority would require that a risk assessment be undertaken (as described in the recently revised PAN 33) which should consider whether or not contaminants are entering or are likely to enter controlled waters and at what concentration.

Cont'd...



Chairman
Sir Ken Collins

Chief Executive
Dr Campbell Gemmell

East Kilbride Office
Redwood Crescent, Peel Park, East Kilbride G74 5PP
tel 01355 574200 fax 01355 574688
www.sepa.org.uk

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Renfrewshire Council

22 March 2006

The overall objective of the risk assessment should be to determine whether or not any contamination present would constitute pollution of controlled waters (and indeed harm to other receptors) so that any required remedial action can be undertaken prior to redevelopment. It is desirable that any investigation and remediation works should be at least sufficient to ensure that the site conditions, once developed, would not constitute contaminated land under Part IIA of the Environmental Protection Act 1990. It is recommended that the planning authority contact their Environmental Services Department and those responsible for implementing the new contaminated land regime in this regard.

SEPA would be pleased to discuss the scope of any investigations with the authority prior to these being undertaken such that sufficient information can be gathered for such an assessment to be made. We would also welcome the opportunity to provide comment on investigation findings and risk assessments in relation to pollution of controlled waters as well as the final scope of any remedial action required in this regard.

Whilst SEPA has some concerns regarding these matters, it may be that the Council considers that these can be adequately addressed through suitable planning conditions.

The applicant should fully assess any local or remote (e.g. leachate or landfill gas mitigation) effects the development proposal may have, Waste Management Paper No 27 "Landfill Gas" advises "Great Care should be taken with any development which takes place within 250m of infilled wastes". If the landfill site was licensed then it would be advisable to confirm that the licence has been surrendered.

Flooding

It is understood that areas of the surrounding countryside are prone to flooding from time to time and you may wish to recommend that the applicant carries out a Flood Risk Assessment (FRA). SEPA would be happy to comment on any submitted FRA.

Surface Water

The two roundabouts and associated roads are likely to experience heavy traffic and SEPA would expect that surface water runoff will be subject to full SUD's. We look forward to receiving and commenting on SUD's proposals.

Cont'd...

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Renfrewshire Council

22 March 2006

Watercourses

There are several small watercourses in the vicinity of this development proposal. Under the Water Framework Directive (WFD), SEPA has a duty to protect the status of watercourses and this includes their banks and physical habitat. It is possible that any works proposed which might affect these watercourses will be subject to approval and authorisation under the Water Environment (Controlled Activities) (Scotland) Regulations 2005. SEPA would then expect to receive detailed plans showing how watercourses might be affected in the vicinity of the development site.

Construction Works

SEPA would expect to receive and comment on a method statement for construction works which should incorporate working practices as set out in Pollution Prevention Guidance (PPG) notes 1,5 and 6 available on SEPA's website @ www.sepa.org.uk/guidance.

I return the plans as requested.

Yours faithfully



Julie Gerc
Planning Liaison Officer

Enc



Please quote our reference number on all correspondence

Director of Planning and Transport
Renfrewshire Council HQ
South Building
Cotton Street
PAISLEY
PA1 1LL

Your Ref: 06/0082/EO

Our Ref: CNS/EIA/R

3 March 2006

RENFREWSHIRE COUNCIL									
DEPARTMENT OF PLANNING & TRANSPORT									
07 MAR 2006									
DIR	HR	HP	HED	DM	CM	CSM	URT	M+L	
TRA	RA	PA	BC	DC	PI	RE	FILE	OTHER	
COPIED TO									

For the attention of Mr David X Bryce

Dear Sirs

**ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 1999
REQUEST FOR SCREENING OPINION ON WHETHER ENVIRONMENTAL IMPACT
ASSESSMENT WOULD BE REQUIRED TO ACCOMPANY AN APPLICATION FOR
PLANNING PERMISSION WHICH WOULD INVOLVE THE CONSTRUCTION OF TWO 40M
DIAMETER ROUNDABOUTS ON A8 WHICH ARE LINKED TO THE M8 BY SLIP ROADS
ON EMBANKMENTS WHICH REQUIRES THE WIDENING FROM TWO TO THREE LANES.
AT LAND AT THE INTERSECTION WITH M8 MOTORWAY, GREENOCK ROAD,
INCHINNAN**

Thank you for your consultation of to Scottish Natural Heritage (SNH) over the need for Environmental Impact Assessment under the EIA Regulations 1999 for the above roads project at Greenock Road, Inchinnan.

The general aims of SNH are to secure the conservation and enhancement of the natural heritage as well as foster an understanding and facilitate its enjoyment in a manner which is sustainable. In this respect, we are particularly concerned with the impact of any potential development on the landscape character of the area, its visual amenity, nature conservation and recreational value and will limit our opinion on the need for EIA to address these issues.

1. Nature conservation

We have inspected our records and the nature conservation value of this area appears to be relatively low. The area surrounding the proposed off road from the M8 appears to be part of a refuse tip site and the slip road onto the M8 is located in land identified as arable. There are individual features of wildlife interest such as water courses, hedges and tree belts which could be affected to a limited extent by the proposed roundabouts and slip roads. However, it does not appear that there is potential in the proposals to present a significant adverse impact on these features. The one aspect of the proposals relating to impacts on wildlife which will warrant assessment prior to any decision on the proposals is the potential for adverse impacts on European protected species such as otters.

.../2



1.1 European protected species

Scottish Natural Heritage is obliged to inform developers about protected species, including 'European Protected Species' (EPS), which may be affected by certain proposals. There are some minor water courses likely to be affected by the proposals which may well provide important resting sites and/or breeding sites for EPS such as otters. Details of the legal situation which applies to EPS are given in the Appendix 1 to this letter.

SNH advice

To enable SNH to advise the Planning authority on impacts, we recommend strongly that a survey of otters be undertaken at the earliest opportunity, prior to determining whether planning permission should be given. The type of survey which may be required would involve survey of all water courses likely to be affected by the proposed roundabouts and roads and up to 100m up and down stream from affected areas to identify otter activity and possible places of refuge such as holts or lying up places. SNH can advise further on this. A licence is required from SNH before undertaking some types of survey on EPS.

2. **Landscape and visual amenity**

This location for the proposed road project is assessed as falling into the landscape type 'Alluvial plain' in the '*Glasgow and the Clyde Valley Landscape Assessment*' carried out for SNH with the support of the planning authorities, including Renfrewshire Council. In relation to this proposed development, the main impact on landscape will be as a result of the construction of embankments which are noted in the Landscape Assessment is particularly intrusive in this landscape type. However, the embankments proposed for the road should not present a significant impact. This is due to the location of the roundabouts, close to an already elevated part of the A8, and the extent which is limited to roundabouts of 40m and elevated sections of road of less than 500 length.

3. **Access and recreation**

We are not aware of significant recreational access routes in this area likely to be affected by the proposed road works. Because of the extent of the works it is unlikely that they could pose a significant or recreational access.

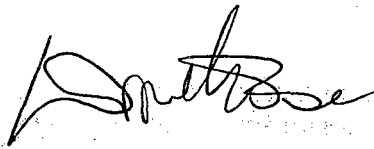
Conclusion

SNH believes an EIA may not be required to accompany a planning application insofar as this relates to impacts on the natural heritage and recreational access. However, as explained in 1.1 above, information on the impacts on EPS, otters will be required to accompany any planning application.

.../3

I hope these comments are useful and if you have any questions on this, please contact me at the above office.

Yours faithfully



DOROTHY SIMPSON
Area officer
Strathclyde and Ayrshire

Encs

**ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 1999
REQUEST FOR SCREENING OPINION ON WHETHER ENVIRONMENTAL IMPACT
ASSESSMENT WOULD BE REQUIRED TO ACCOMPANY AN APPLICATION FOR
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AT LAND AT THE INTERSECTION WITH M8 MOTORWAY, GREENOCK ROAD,
INCHINNAN**

European protected species Legal Position

The Wildlife and Countryside Act 1981 (as amended) and The Nature Conservation (Scotland) Act 2004 provide full protection for certain animal and plant species. Some of these species are further protected as 'European Protected Species' under Regulations 39 and 43 of The Conservation (Natural Habitats &c.) Regulations 1994 and Regulations 10 and 13 of The Conservation (Natural Habitats &c.) Amendment (Scotland) Regulations 2004. The species identified above are European Protected Species.

This means it is illegal to:

- Deliberately or recklessly kill, injure, disturb or capture/take European Protected Species of animal or deliberately or recklessly harass any cetacean
- Damage or destroy the breeding sites or resting places of such animals
- Deliberately or recklessly pick, collect, cut, uproot or destroy European Protected Species of wild plant

Where it is proposed to carry out works which will affect European Protected Species or their shelter/breeding places, whether or not they are present in these refuges, a licence is required from the licensing authority (in this case likely to be Scottish Executive). It is strongly advised that you refer to the Scottish Executive information on the current interim licensing arrangements, which can be found in the document *European Protected Species, Development Sites and the Planning System: Interim Guidance for Local Authorities on Licensing Arrangements*, (October 2001) before applying for a licence. Copies of this are available at <http://www.scotland.gov.uk/library3/environment/epsg-00.asp> or by writing to the Species Licensing Team, Countryside & Natural Heritage Unit, 1 H South, Victoria Quay, Leith Edinburgh, EH6 6QQ or by telephoning 0131 244 7381.

As highlighted in the Interim Guidance, 3 tests must be satisfied before the licensing authority can issue a licence under Regulation 44(2) of the Conservation (Natural Habitats &c.) Regulations 1994 or Regulation 14 of The Conservation (Natural Habitats &c.) Amendment (Scotland) Regulations 2004 to permit otherwise prohibited acts. An application for a licence will fail unless all of the 3 tests are satisfied. The 3 tests involve the following considerations:-

- Test 1 - The licence application must demonstrably relate to one of the purposes specified in Regulation 44(2) or Amendment Regulation 14. For development proposals, the relevant purpose is likely to be Regulation 44(2)(e) for which Scottish Executive is currently the licensing authority. This regulation states that licences may be granted by Scottish Executive only for the purpose of *"preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment."*
- Test 2 - Regulation 44(3)(a) states that a licence may not be granted unless Scottish Executive is satisfied *"that there is no satisfactory alternative"*.
- Test 3 - Regulation 44(3)(b) states that a licence cannot be issued unless Scottish Executive is satisfied that the action proposed *"will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range"* (Scottish Executive will, however, seek the expert advice of Scottish Natural Heritage on this matter).

Consideration of European Protected Species must be included as part of the planning application process, not as an issue to be dealt with at a later stage. Any planning consent given without due consideration to these species is likely to breach European Directives with the possibility of consequential delays or the project being halted by the EC, as has happened previously.

DJB

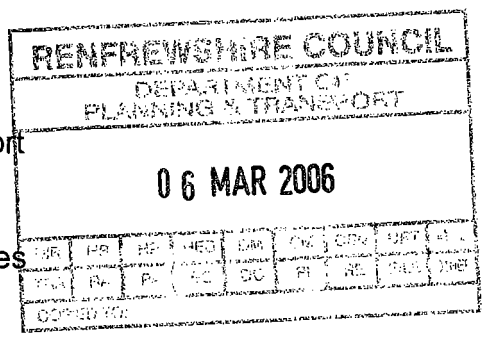


Renfrewshire Council

MEMORANDUM

Department of Environmental Services
Director: Shona I C MacDougall

Tel: 0141 840 3143 Fax: 0141 842 1179
My Ref: 06-82-EO\CH\HM
Your Ref:
Ask For Mr C. Hunter
Date: 02 March 2006



To: Director of Planning and Transport
From: Shona I C MacDougall
Director of Environmental Services

Application Number: 06-82-EO
Location: LAND AT INTERSECTION WITH M8 MOTORWAY, GREENOCK ROAD, INCHINNAN

Part of the proposed development impinges on the Southbar Landfill site and the following conditions would be recommended for the planning application:

The proposed development lies within 250 metres of a landfill site (either closed or operational) which may be producing landfill gas. Until the wastes have biologically stabilised there is always the possibility of gas migration off-site. The Department of Environment's "Waste Management Paper No.27 - Landfill Gas", warns about development on or near restored gassing landfill sites. Consequently it is recommended that development shall not begin until an investigation of the site to which the application relates has been undertaken in accordance with the methodology set out in British Standard BS 10175 : 2001 - Investigation of potentially contaminated sites - Code of Practice. The report on such an investigation together with a scheme to deal with any contamination on the site shall be submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:

- i) the nature, extent and type(s) of contamination on the site;
- ii) measures to treat/remove contamination to ensure the site is fit for the use proposed;
- iii) measures to deal with contamination during construction works
- iv) the condition of the site on completion of decontamination measures.

Before any part of the site is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.

The site of the proposed development may be contaminated due to the site (or part of it) having been previously used as a landfill site. It should be noted that these uses are not necessarily the only ones for which the site was previously used.



Consequently it is recommended that development shall not begin until an investigation of the site has been undertaken in accordance with the methodology set out in British Standard BS 10175 : 2001 - Investigation of potentially contaminated sites - Code of Practice. The report on such an investigation together with a scheme to deal with any contamination on the site shall be submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:

- i) the nature, extent and type(s) of contamination on the site;
- ii) measures to treat/remove contamination to ensure the site is fit for the use proposed;
- iii) measures to deal with contamination during construction works
- iv) the condition of the site on completion of decontamination measures.

Before any part of the site is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.



Shona I C MacDougall
Director of Environmental Services

**Department of Planning & Transport
Transport Section
Observations on Planning Application**

Our Ref: 32/04
Planning Contact: David X Bryce
Roads Contact: R McArthur
Tel: 0141-842-5728

Planning Application No: 06/0082/EO Dated 16/02/2006 Received 17/02/06

Applicant	Cass Associates
Proposed Development	Request for Screening Opinion as to whether an Environmental Assessment would be required to accompany an application for planning permission which would involve the construction of two 40m diameter roundabouts on A8 which are linked to the M8 by slip roads on embankments which requires the widening from two to three lanes.
Location	Land at intersection with M8 Motorway, Greenock Road, Inchinnan, Erskine
Type of Consent	Opinion on Need for Env. Assessment
Ref No(s) of Drg(s) submitted	*

RECOMMENDATION - DEFER

Proposals Acceptable	Y or N	Proposals Acceptable	Y or N	Proposals Acceptable	Y or N
1. General		3. New Roads		4. Servicing & Car Parking	
(a) General impact of development	Y	(a) Widths	*	(a) Drainage	*
(b) Safety Audit Required	Y	(b) Pedestrian Provision	*	(b) Car Parking Provision	*
(c) Traffic Impact Analysis	Y	(c) Layout (Horizontal/Vertical Alignment)	*	(c) Layout of Parking Bays/garages	*
		(d) Turning facilities (Circles/Hammerheads)	*	(d) Servicing Arrangements	*
		(e) Junction Details (Locations/Radii/sightlines)	*		
		(f) Provision for P.U. Services	*		
2. Existing Roads				5. Signing	
(a) Type of Connection (Road Junc/Footway Crossing)	*			(a) Location	*
(b) Locations(s) of Connection(s)	*			(b) Illumination	*
(c) Sightlines	*				
(d) Pedestrian Provision	*				

Comments

We await the submission of the STAG II report which will consider the suitability of infrastructure improvements required for the Bishopton ROF Development.
A Transport Assessment is required and will further examine the suitability of any M8 Motorway access arrangements.
The detailed design of new roads will be required to comply with the Scottish Executives Design Manual for Roads and Bridges and the Council's Guidelines for Development Roads.

Conditions

*

Notes for intimation to Applicant

(i) Construction Consent (s21)	REQUIRED
(ii) Road Bond (S17)*	REQUIRED
(iii) Road Openings Permit (s56)*	REQUIRED

Signed Date ...17/02/06..

Head of Roads

21/2/06

DXB



21st February 2006

Renfrewshire Council
South Building, Cotton Street
PAISLEY
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SCOTTISH WATER

Planning & Development
Services
419 Balmore Road
Glasgow
G22 6NU

CUSTOMER HELPLINE

T: 0845 601 8855

W: www.scottishwater.co.uk

Dear Sir/Madam

PLANNING APPLICATION NUMBER : 06/0082/EO
DEVELOPMENT AT : Land at intersection with M8 motorway, Greenock Road,
Inchinnan
Erskine
PROPOSAL : Opinion on need for Environmental Assessment

With regard to the above application, Scottish Water would make the following comments:

NO OBJECTIONS SUBJECT TO COMPLIANCE WITH THE CONDITIONS NOTED BELOW.

This development may involve building over, or in such a way as to obstruct access to an existing public water main. The applicant must contact Scottish Water Operations, Technical Support team and the Asset Planners to ascertain what measures are to be taken to protect this apparatus.

Planning & Development Services no longer deal with requests for location of services. Should the developer require this information, they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB

Reply Letter Preview

If the applicant requires any further information regarding the above, he/she must not hesitate to contact Scottish Water.

Yours faithfully

Fiona Hardie
Planning and Development