

EIA Screening decision proforma

Business details			
Business reference number	[REDACTED TEXT]	Name	[REDACTED TEXT]
Main location code	[REDACTED TEXT]	EIA ID	2025-026

Proposed works details				
Location CPH	[REDACTED TEXT]	Type	Non improved / Semi natural / sensitive land	
Location name	[REDACTED TEXT]		Restructuring above thresholds	x
Grid reference	NJ831178		Drainage	
Nearest Town	Hatton of Fintray		Irrigation	
Description of proposed works	Dyke removal			

Initial check (LPIS, PastMap etc)	comments
Are any significant earthworks proposed within 25m of a railway or classified road? (If yes refer customer to LA planning department, and reject screening application)	No – the dyke nearest to a public highway is 180m away.
Does the project involve creating new tracks, or any other action that would require planning permission or approval from LA planning, or fall under Forestry EIA regulations? (if yes refer customer to LA planning or FS, and reject screening application)	No - the plan does not involve any action that requires planning permission.
Does the proposed work involve removing earth/rock from farm unit? (If yes refer customer to LA planning and SEPA, and reject screening application)	No – it is a stipulation when removing dykes all stone remains on the holding.
Does the proposed work involve infilling depressions or hollows with material not from the immediate area? (If yes consult with SEPA)	No – the customer has not indicated infilling of depressions or hollows.
Check designations and cross compliance layers, and PastMap. Are there monuments close to the proposed works? (If yes consult with HES for scheduled monuments, and LA archaeologist for non-scheduled monuments)	No designated sites have been identified on this holding.
Does the project involve any Semi-natural / uncultivated / sensitive areas, or potentially effect any habitat, landscape, or wildlife species (If yes, consult with NatureScot)	No – the project will not affect any semi-natural / uncultivated/sensitive areas nor will there be an effect on any habitat, landscape or wildlife species. NatureScot have been consulted.
Does the project potentially effect the water environment, pose a pollution risk, or potentially have any other effects under SEPAs remit? (if yes consult with SEPA)	No – the project will not have an impact on water environment, pose a risk to pollution or have any other effects under SEPA's remit.

Check if proposals breach thresholds
The proposals do not breach thresholds.

Check EIA tracker for previous projects at location	
No previous projects located at this site.	

Local Authority Planning consultation	
Our questions	N/A
Reply	

Historic Environment Scotland / Local Authority Archaeologist consultation	
Our questions	N/A
Reply	

NatureScot consultation	
Our questions	<p>Thainstone area office has received an application for an Environmental Impact Assessment (EIA) Screening from [REDACTED TEXT] to remove approximately 1200 m of dykes at [REDACTED TEXT], Hatton of Fintry. Please see attached assessment carried out by area office staff.</p> <p>Following a meeting with RPID senior management today the decision was made to engage with NatureScot for an informal opinion of the request therefore I would like to invite you to digest the attached assessment, to visit [REDACTED TEXT] if you so wish and to provide some feedback.</p>
Reply	[REDACTED TEXT] I've discussed this and confirmed that this would be a 'no comment' from us. This is because there are no effects on protected areas such as peatlands, SSSI's SAC's GCR, wild land etc. or protected species.

SEPA consultation	
Our questions	N/A
Reply	

Scottish Forestry consultation	
Our questions	N/A
Reply	

Outcome	
Full EIA required?	YES/NO
Statement of reasons for decision	<p>No potential environmental impact identified.</p> <p>NatureScot confirmed dyke removal at [REDACTED TEXT] had no effect on protected areas or protected species however the proposal to remove dykes on agricultural land needs to be considered under the following regulation : The Agriculture, Land Drainage and Irrigation Projects (Environmental Impact Assessment) (Scotland) Regulations 2017, and in addition because [REDACTED TEXT] claim agricultural support under the [REDACTED TEXT], cross compliance Retention of landscape features (GAEC 7) must be taken into consideration.</p> <p>As a result it was concluded under Cross Compliance regulations consent cannot be granted for dykes that fall into categories A, B C or D because they are considered to be in better condition, have more landscape value and exceed the permissible amount of dyke that can be removed in that condition.</p>

	Under Cross Compliance and Environmental Impact Assessment regulations consent is granted for 730 metres of dykes in poor condition, category E/F providing the stone is retained and used on farm.		
Deciding officer	[REDACTED TEXT]	Countersigning officer	[REDACTED TEXT]
Date	02/02/26	Date	04/02/2026

Acronyms:

EIA Environmental Impact Assessment
 FS Forestry Scotland
 HES Historic Environment Scotland
 LA Local Authority
 LPIS Land Parcel Identification System
 SEPA Scottish Environmental Protection Agency