

# EIA Screening decision proforma

Business details			
Business reference number	[REDACTED TEXT]	Name	[REDACTED TEXT]
Main location code	[REDACTED TEXT]	EIA ID	2025-002

Proposed works details				
Location CPH	[REDACTED TEXT]	Type	Non improved / Semi natural / sensitive land	X
Location name	[REDACTED TEXT]		Restructuring above thresholds	X
Grid reference	NX711519		Drainage	
Nearest Town	Kirkcudbright		Irrigation	
Description of proposed works	Rock removed during construction of shed constructed with planning permission used to raise land in a gully. Existing dense gorse removed.			
	Following a complaint a stop notice was Issued by SGRPID, following meetings with authorities [REDACTED TEXT] submitted a screening application for consideration of works to restart as agreed with the authorities at a site visit.			
	The land will initially be put into Spring Barley to stabilise the soil and eventually to grass cut for silage. The land will be farmed intensively with slurry, lime, and fertiliser applications and will be reseeded every 5 years.			
	Existing field drain to be renewed. Existing biodiverse soil to be retained and spread over drainage work. and left to regenerate naturally.			

Initial check (LPIS, PastMap etc)	comments
Are any significant earthworks proposed within 25m of a railway or classified road? (If yes <b>refer customer to LA planning department, and reject screening application</b> )	No – Planning granted for shed, but NOT for redistribution of spoil.
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 <b>refer customer to LA planning or FS, and reject screening application</b> )	No
Does the proposed work involve removing earth/rock from farm unit? (If yes <b>refer customer to LA planning and SEPA, and reject screening application</b> )	No
Does the proposed work involve infilling depressions or hollows with material not from the immediate area? (If yes <b>consult with SEPA</b> )	Yes, SEPA Consulted.
Check designations and cross compliance layers, and PastMap. Are there monuments close to the proposed works? (If yes <b>consult with HES for scheduled monuments, and LA archaeologist for non-scheduled monuments</b> )	No
Does the project involve any Semi-natural / uncultivated / sensitive areas, or potentially effect any habitat, landscape, or wildlife species (If yes, <b>consult with NatureScot</b> )	Yes, NatureScot consulted
Does the project potentially effect the water environment, pose a pollution risk, or potentially have any other effects under SEPAs remit? (if yes <b>consult with SEPA</b> )	No

<b>Check if proposals breach thresholds</b>	
Yes, proposals breach 5000 cubic meter threshold.	

<b>Check EIA tracker for previous projects at location</b>	
Yes (including some unauthorised work)	

<b>Local Authority Planning consultation</b>	
Our questions	Attended site visit with SGRPID and NatureScot - Did LA consider the soil disposal site under EIA.
Reply	No only considered activities within the red line of planning application map. No consideration given to spoil disposal.

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

<b>NatureScot consultation</b>	
Our questions	Attended joint site visit with SGRPID and Local Authority.  Do you have any concerns about the habitat that has been covered and the farmer proposes to cover by the spoil disposal from the new shed site?
Reply	Yes species rich habitat so the remaining undisturbed areas should not be damaged.  For the already covered areas it is impossible to know what was there before they were covered.

<b>SEPA consultation</b>	
Our questions	SEPA consulted on landfill, any SEPA approvals or licences required?
Reply	It was agreed that provided [REDACTED TEXT] uses the material in an environmentally friendly way (no culverting or filling in water courses) he could use the material around the farm. So, infilling the gully that he provided information on we agreed he could use the spoil from his excavation.

<b>Scottish Forestry consultation</b>	
Our questions	N/A
Reply	N/A

<b>Outcome</b>			
<b>Full EIA required?</b>	NO		
<b>Statement of reasons for decision</b>	Approval given for land already covered/damaged to be used for remaining spoil, thus protecting the remaining species rich areas.		
<b>Deciding officer</b>	[REDACTED TEXT]	<b>Countersigning officer</b>	[REDACTED TEXT]
<b>Date</b>	5/6/2025	<b>Date</b>	5/6/2025

**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