

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)



Although the site has an existing consent, the changes we are proposing mean that a full EIA will once again be required.

The EIA work on the Proposed Varied Development is now at an advanced stage. An EIA scoping opinion, which set out the issues to be assessed, was issued by the Scottish Government in November 2024 following consultation with a range of organisations.

EIA survey work has taken place over the last 18 months to update the original information from the EIA of the Consented Development. The EIA survey and assessment findings have influenced the layout of the Proposed Varied Development.

An EIA Report is currently being drafted by the assessment team. This will provide an assessment of the Proposed Varied Development as well as a comparison between the predicted environmental effects of the variation compared to the original scheme.

The EIA Report will be submitted with the (section 36C) application for the Proposed Varied Development.

The EIA Report and the application will then be subject to a formal consultation process where consultees and the public can make responses. These responses and the EIA Report will then be taken into account by the Scottish Government before a decision on the application is made.

Environmental Surveys

The EIAR preparation covers topics including:

- Forestry
- Ecology and Ornithology;
- Protected species;
- Priority habitats;
- Archaeology and Cultural Heritage
- Carbon rich soils and priority peatland habitats;
- Hydrology;
- Landscape and visual impact; and
- Traffic and Transport.

Other desk-based assessments will include appraising the impacts of the proposed development on aviation, noise, telecommunications, socio-economics and climate change.