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Our Ref: 25/00001/EIASCR
Date: 19.02.2024
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By email to: [Redacted]

Dear Emily,

Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017

Proposal: Deepening of the approaches to Quay, extension of the PCW berth pocket, a 34,000sqm extension of the existing lay down area, PCW remedial works and the deepening of a section of the Lady Shoal approach channel.

Location: Eastern Wharf, Caledon Street, Dundee

I refer to the above proposal and to your request received on 17 January 2025, for a Screening Opinion under Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

Screening Opinion

It is considered that an **Environmental Impact Assessment is NOT required** for the development described in the information accompanying your screening request.

The rationale behind this screening opinion is as follows:

1. The proposal does not constitute Schedule 1 development under the Regulations; and
2. While the proposal does falls within the definition of 'Schedule 2 development' (10g with a site area exceeding 1ha) having screened it against the selection criteria outlined in Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017; including the characteristics of the development, location, sensitivities and characteristics of the potential impacts, any adverse impact on the receiving environment, whilst possible, is not considered likely to be significant.

Negative Screening Opinions

It is important to note that a screening opinion which states that EIA is not required, does not indicate that the proposed development will not have an adverse impact on the receiving environment. It merely constitutes an opinion that any impact is unlikely to be significant in terms of the criteria outlined in Schedule 3 of the 2017 Regulations.

It remains entirely possible that the proposed development may have an unacceptable impact, perhaps within a more localised area, and a negative screening opinion should not, therefore, be taken as an indication that there are no environmental issues and planning permission will automatically be forthcoming.

It is therefore essential to ensure that any subsequent planning application is accompanied by sufficient information to fully assess its environmental impacts.

If the scale, character, location and/or impact potential of the proposed development changes at any point in future, a reassessment of the need for EIA may be required. You are therefore advised to contact us to discuss any alterations to the proposal at an early stage and prior to the submission of a planning application.

The Regulations provide that if you are not satisfied with the Screening Opinion you may seek a Direction from Scottish Ministers. Such a Direction may support or alter the Council's opinion.

Should you have any queries about this Screening Opinion please do not hesitate to contact me.

Yours sincerely

Aimee Smith
Planning Officer