Appendix One
Consultation Responses

The Highland Council

The Highland Council
Comhairle na Gàidhealtachd

Golspie Community Council
Olsen House
Main Street
Golspie
KW10 6RA

Please ask for / Foighnich airson: REDCATED
Direct Dial / Àireamh fòn: 01408 635373
Email / Post-d: REDACTED

Our Ref / Ur n-àireamh-iùil: 26/03263/SCRE
Date / Ceann-là: 10 September 2026

Dear Sirs

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2017

RIAGHAILTEAN DEALBHAIDH BAILE IS DÙTHCHA (MEASADH BUAIDH ÀRAINNEACHD) (ALBA) 2017

PROPOSAL: REMOVAL OF THE EXISTING WOODEN FRAME (THE REMAINS OF THE GRAVITY GROYNE) AND EMPLACEMENT OF A BULK GROYNE CONSISTING OF 2 LAYERS OF ROCK ARMOUR PLACED OVER A SOLID CORE.

LOCATION: GOLSPIE PIER, SHORE STREET, GOLSPIE

I refer to the above proposed development and to your request, dated 30th July 2026 for a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 (hereafter referred to as 'the 2017 Regulations').

Screening Opinion

It is considered that **Environmental Impact Assessment is NOT required** for the development described in the letter and 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. The proposal does fall within the definition of 'Schedule 2 development' (Regulation 2 - Interpretation), Paragraph 10(m) of Schedule 2 of both the Town and Country Planning (EIA) (Scotland) Regulations 2017, and the Marine Works (EIA) (Scotland) Regulations 2017 (jointly referred to as the EIA Regulations):

"Coastal work to combat erosion and maritime works capable of altering the coast through the construction, for example, of dykes, moles, jetties and other sea defence

works, excluding the maintenance and reconstruction of such works"

Having screened it against the selection criteria outlined in Schedule 3 (including cumulative impact, pollution, impact on natural resources / the natural environment, environmental quality and the historic environment), impact on the receiving environment, while possible, is not considered to be significant.

Therefore, the proposed development does not constitute 'EIA development' and Environmental Impact Assessment (EIA) is not required.

Negative Screening Opinions

It is important to note that a negative screening opinion, i.e. one 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 Regulations.

I would particularly draw your attention to the principal potential for environmental effects, likely to arise during the construction phase, including temporary disturbance to the intertidal / subtidal environment and potential disturbance to marine mammals. These effects are expected to be temporary, localised and reversable. Subject to appropriate construction methodology and best practice measures being outlined and implemented and a best practice document be submitted with any future applications, setting out the proposed working methods and mitigation to minimise disturbance to protected marine environment; this will include pollution prevention control mechanisms and emergency procedures for accidental pollution releases.

Alterations to the Development as Proposed

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.

Should you require any further information or clarification on any of the above, please do not hesitate to contact me on 01408 635373.

Yours sincerely,

REDCATED
Planner / Acting Principal Planner – Caithness and Sutherland Area

Please Note: This screening opinion does not constitute pre-application planning advice. The merits of the proposed development have not been assessed, nor has its acceptability in terms of material planning considerations and development plan policy.

Historic Environment Scotland

HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA

By email to: md.marinelicensing@gov.scot

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131 668 8716
HMConsultations@hes.scot

Marine Licensing Casework Manager
Marine Directorate
Scottish Government
Atlantic Quay
Glasgow G2 8LU

Our case ID: 300088482
Your ref: SCR-0129
19 August 2026

Dear REDACTED

The Marine Works (Environmental Impact Assessment) (Scotland) Regulations 2017
Golspie Pier Beach - Groyne Replacement
Screening

Thank you for consulting us on this Environmental Impact Assessment (EIA) screening request, which we received on 29 July 2026. This letter contains our comments for our historic environment interests. That is cultural World Heritage Sites, scheduled monuments and their setting, category A-listed buildings and their setting, inventory gardens and designed landscapes, inventory battlefields and historic marine protected areas.

From 1 January 2025 we no longer provide advice on undesignated underwater cultural heritage. This includes the preparation of documents for post-consent activities including Written Schemes of Investigation or Protocols for Archaeological Discoveries. For EIA projects, the relevant competent authority must ensure that they have access to sufficient expertise to examine the EIA Report in accordance with the relevant regulations.

The Highland Council's archaeological and conservation advisors will also be able to offer advice on historic environment impacts. This may include topics covered by our advice-giving role, and also other topics such as unscheduled archaeology, category B and C listed buildings, and conservation areas.

Our advice

We have reviewed the information received and consider the proposed development unlikely to have effects on our historic environment interests of a level that would require consideration through the EIA process.

We hope this is helpful. Please contact us if you have any questions about this letter. The officer managing this case is REDACTED who can be contacted by phone on 0131 668 8600 or by email at REDACTED

Yours sincerely

NatureScot

Recipient: MD-MarineLicensing@gov.scot

CC: REDACTED

BCC: Not applicable

Subject: SCR-0129 – Screening Request – Groyne Replacement – Golspie Pier Beach - Reference Number 106292

Documents uploaded
No documents have been uploaded

Response body

To: REDACTED
Marine Directorate – Licensing Operations Team

By email to: MD-MarineLicensing@gov.scot

Date: 14 August 2026

Application Reference: 106292

Dear REDACTED,

Marine (Scotland) Act 2010
SCR-0129 – Screening Request – Groyne Replacement – Golspie Pier Beach

Thank you for consulting us on the above titled application.

Summary

We do not consider that the proposal will have a significant effect on the environment in the context of the EIA Regs for matters within or

remit.

Appraisal of the impacts of the proposal and advice

Moray Firth SPA

The proposal is adjacent to Moray Firth, a Special Protection Area (SPA) protected for its non-breeding common scoter, eider, goldeneye, great northern diver, long-tailed duck, red-breasted merganser, red-throated diver, scaup, shag, Slavonian grebe and velvet scoter; and breeding shag.

The site's status means that the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994 as amended (the 'Habitats Regulations') apply or, for reserved matters, The Conservation of Habitats and Species Regulations 2017. Consequently, Marine Directorate is required to consider the effect of the proposal on the SPA before it can be consented (commonly known as Habitats Regulations Appraisal). The NatureScot website has a summary of the legislative requirements (**Legislative Requirements for European Sites**)'.

Given the relatively small scale of the works, the fact they would replace an existing structure, and the temporary nature of the works, our advice is that it is unlikely that the proposal will have a significant effect on any qualifying interests either directly or indirectly. An appropriate assessment is therefore not required.

No information has been provided on the timing of the works. Avoiding undertaking the works during the period from mid-October through to mid-May would negate any potential impacts on the qualifying features of the SPA. The most critical period to avoid impacting breeding birds is 1st April to mid-May.

Moray Firth SAC

The proposal is adjacent to Moray Firth, a Special Area of Conservation (SAC) protected for its bottlenose dolphin and subtidal sandbanks.

The site's status means that the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994 as amended (the 'Habitats

Regulations') apply or, for reserved matters, The Conservation of Habitats and Species Regulations 2017. Consequently, Marine Directorate is required to consider the effect of the proposal on the SAC before it can be consented (commonly known as Habitats Regulations Appraisal). The NatureScot website has a summary of the legislative requirements (**Legislative Requirements for European Sites**)'.

Our advice is that it is unlikely that the proposal will have a significant effect on any qualifying interests either directly or indirectly. An appropriate assessment is therefore not required.

The advice in this letter is provided by NatureScot, the operating name of Scottish Natural Heritage.

Yours sincerely

REDACTED
REDACTED@nature.scot
Operations Officer

Scottish Environment Protection Agency

From:	Planning.North
To:	MD Marine Licensing
Cc:	REDACTED
Subject:	PCS-20009562 SEPA response to SCR-0129
Date:	05 August 2026 09:51:31
Attachments:	image.png

To Whom It May Concern,

Marine Works (Environmental Impact Assessment) (Scotland) Regulations 2017
SCR-0129 - groyne replacement, Golspie pier beach, Golspie

Thank you for the above consultation. Based on the information provided, this application appears to fall below the thresholds that SEPA provide site specific advice for. Please refer to SEPA standing advice for the Department for Business, Energy and Industrial Strategy and Marine Scotland on marine consultations. You should also refer to our wider standing advice and other guidance, which is available on our website at www.sepa.org.uk/environment/land/planning/.

In respect of EIA screening, we can advise that as we have no site specific advice to provide relative this development, we would not require an Environmental Impact Assessment.

If you would like our advice on a significant site-specific issue that is not addressed by our guidance or other information available on our website, please reconsult us clearly highlighting the issue in question and we will do our best to assist.

from
REDACTED
Senior Planning Officer

Scottish Environment Protection Agency
Buidheann Dìon Àrainneachd na h-Alba
For the future of our environment

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Dh'fhaodadh gum bi am fiosrachadh sa phost-d seo agus ceanglachan sam bith a tha na chois dìomhair, agus cha bu chòir am fiosrachadh a bhith air a chleachdadh le neach sam bith ach an luchd-faighinn a bha còir am fiosrachadh fhaighinn. Chan fhaod neach sam bith eile cothrom

fhaighinn air an fhiosrachadh a tha sa phost-d no a tha an cois a’ phuist-d, chan fhaod iad lethbhreac a dhèanamh dheth no a chleachdadh arithist. Mura h-ann dhuibhse a tha am post-d seo, feuch gun inns sibh dhuinn sa bhad le bhith cur post-d gu postmaster@sepa.org.uk. Togalach Aonghais Mhic a' Ghobhainn, 6 Craobhraid Parklands, Eurocentral, Baile a' Chuilinn, Siorrachd Lannraig a Tuath, ML1 4WQ. Faodar conaltradh còmhla ri SEPA a sgrùdadh no a chlàradh no a sgaoileadh gus obrachadh èifeachdach an t-siostaim a ghlèidheadh agus airson adhbharan laghail eile.