

# Appendix One

## Consultation Responses

NatureScot

**From:** [Redacted]  
**To:**  
**Subject:** SCR-0118 – Screening – Harbour Development – Staffin, Skye  
**Date:** 29 January 2026 11:22:36  
**Attachments:** [NatureScot response - MS-00009582 - Staffin Community Trust - Staffin Harbour Development - Breakwater Construction Method Statement - 5 September 2025 \(A5414262\).msg](#)

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Dear Gerry

Thank you for consulting us on the EIA screening for the amendments to Staffin harbour.

## Summary

In our view the proposed changes are likely to have a significant effect on the environment. However, we have already assessed those effects, and the applicant has agreed appropriate mitigation to address them. We do not require any further environmental assessment to be able to advise you on the effect of the proposed design and method changes on the environment.

## Appraisal of the impacts of the proposal and advice

The previous design was subject to Environmental Impact Assessment (the original EIAR has been submitted as supporting information with the current screening request) and we considered that information when advising both Marine Directorate and The Highland Council on the original Marine License and Planning Application.

The design, phasing and construction methods were subsequently amended, and we have been discussing the amendments with the applicant over the last few years.

The most significant change in relation to our remit was the introduction of shallow-water rock pecking to create the breakwater. This would create underwater noise which may disturb cetaceans, and particularly Harbour Porpoise within Inner Hebrides and the Minches SAC. The applicant has been receptive to our advice and a revised Breakwater Construction Method Statement has been agreed to address that issue. We have previously provided you with detailed advice regarding the likely impacts of these amendments on the features of the nationally and internationally important designated sites (see attached e-mail dated 05 September 2025). Please note that we were unable to find the most up to date Breakwater Construction Method Statement (BWCMS Rev03 12\_6\_25) amongst the information submitted with the screening request (but you are likely to have a copy on file).

Possible effects on geological features of national interest remain important but have been fully addressed via existing Marine Licence conditions and the most up to date Breakwater Construction Method Statement.

Please let me know if you require any clarification.

Regards

Alex

**Alex Turner | Operations Officer - Skye & Lochalsh – Central Highland**

**NatureScot** | King's House, The Green, Portree, Isle of Skye, IV51 9BS | t: 01463 701663 | m: [Redacted]

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**From:** [Redacted]  
**To:** [MD.MarineLicensing@gov.scot](mailto:MD.MarineLicensing@gov.scot)  
**Cc:** [Redacted] [Redacted]  
**Subject:** NatureScot response - MS-00009582 - Staffin Community Trust - Staffin Harbour Development - Breakwater Construction Method Statement consultation - 5 September 2025  
**Date:** 05 September 2025 14:45:00  
**Attachments:** [image001.png](#)

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Dear Neil

Thank you for your consultation regarding the above.

### **Summary**

This development has an existing Marine License, but the breakwater design and construction methods have been amended, so effects on adjacent protected areas should be reassessed. We advise that there are natural heritage interests of international and national importance on the site, but these will not be adversely affected by the proposal, subject to implementation of the proposed mitigation.

### **Background**

We advised in March 2024 that the level of detail provided in the original CEMD was not sufficient to allow us to assess the residual risk of wash-out of gravel fill occurring for the breakwater element of the project. We subsequently agreed mitigation measures with the applicant to reduce the risk of wash out and this is reflected in the submitted Breakwater Construction Method Statement (BWCMS Rev03 12\_6\_25).

The design of the breakwater has been amended since the original consent and now extends over a smaller area within the original application boundary. Underwater rock breaking is required to create a 'toe trench' around the perimeter of the breakwater to prevent the rock armour stones from sliding sideways. Underwater noise was not considered in the EIA or in our earlier responses.

### **Appraisal of the impacts of the proposal and advice**

#### **1. An Corran Geological Conservation Review (GCR) site**

In our view the mitigation measures set out in sections 5.6 and 5.7 of the Breakwater Construction Method Statement are sufficient to protect An Corran GCR from deposition of washed out rockfill during construction of the new breakwater. Key mitigation includes:

- regular swell monitoring.
- when swell with a wave period exceeding 10 seconds is forecast, the open face of the rockfill will be covered using temporary placement of rock armour.
- there will always be sufficient rock armour stockpiled on site to cover the open face.
- the period over which the open face will be exposed will be shortest in winter when storms are most likely.

The palaeontology watching brief continues to be important, but this is unchanged from the CEMD.

#### **2. Inner Hebrides and the Minches Special Area of Conservation (SAC)**

The proposal is within Inner Hebrides and the Minches SAC protected for its harbour porpoise. 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. Since

the details of the proposal have changed, the Marine Directorate is required to reconsider the effect on the SAC before the condition can be discharged.

Our advice is that this proposal is likely to have a significant effect on harbour porpoise.

Consequently, Marine Directorate, as competent authority, is required to carry out an appropriate assessment in view of the site's conservation objectives for its qualifying interest. To help you do this we advise that, **based on the information provided, our conclusion is that the proposal will not adversely affect the integrity of the site.** The appraisal we carried out considered the impact of the proposals on the following factors:

- Conservation Objectives and Management Advice are available on Sitelink - <https://www.nature.scot/sites/default/files/special-area-conservation/10508/conservation-and-management-advice.pdf>
- The revised methods include underwater rock pecking which will increase underwater noise.
- Underwater noise modelling hasn't been carried out, but use of a hydraulic rock breaker doesn't usually have the potential to cause auditory injury to marine mammal species. Implementation of JNCC recognised mitigation measures, as proposed, will ensure the risk is negligible.
- The mitigation measures proposed in section 7 follow our advice and published JNCC guidance. They will minimise disturbance (but not eliminate it).
- The likely worst-case scenario for disturbance for all marine mammal species from rock breaking activity is 1km from the source. Considering the rock break activities will be taking place from shore we can estimate the at sea impact area to be ~1.5km<sup>2</sup>.
- The developer has estimated that the maximum period of rock breaking would be 36 days but expects it to be less because some of the trench will be excavated in sand.

Considering the methods described, the likely duration of the works, and the suite of mitigation proposed, we advise that the Conservation Objectives Inner Hebrides and the Minches SAC will be met.

Please let me know if you require any clarification or further advice.

Regards

Alex

**Alex Turner | Operations Officer - Skye & Lochalsh – Central Highland**

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# Historic Environment Scotland



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By email to:

[MD.MarineLicensing@gov.scot](mailto:MD.MarineLicensing@gov.scot)

Marine Directorate  
Marine Laboratory  
375 Victoria Road  
Aberdeen  
AB11 9DB

Longmore House  
Salisbury Place  
Edinburgh  
EH9 1SH

Enquiry Line: 0131 668 8716  
[HMConsultations@hes.scot](mailto:HMConsultations@hes.scot)

Our case ID: 300056304  
Your ref: SCR-0118  
20 January 2026

Dear Marine Directorate

The Marine Works (Environmental Impact Assessment) (Scotland) Regulations 2017  
Harbour Development – Staffin, Skye - Variation to existing consented scheme -  
SCR-0118  
Request for Screening Opinion

Thank you for consulting us on this Environmental Impact Assessment (EIA) screening request, which we received on 07 January 2026. This letter contains our comments for our historic environment interests. That is 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.

The relevant local authority 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.

We understand that you are looking for advice on whether or not there will be likely significant effects on historic environment assets in the area from the proposed variations to the consented scheme at Staffin harbour, Skye.

### Our advice

Having reviewed the proposed variations to the consented scheme, we are content that the reduced scale of the proposed development would not lead to an increase in the level of effects on terrestrial historic environment assets in the surrounding area in comparison to the previously consented scheme. We have therefore not identified any potentially significant effects on the terrestrial historic environment assets within our advice giving role and therefore have no reason to consider the proposals to be EIA development for terrestrial assets.

Please note that 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

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access to sufficient expertise to examine the EIA Report in accordance with the relevant regulations.

We hope this is helpful. If you would like to submit more information about this or any other proposed development to us for comment, please send it to our consultations mailbox, [hmconsultations@hes.scot](mailto:hmconsultations@hes.scot). If you have questions about this response, please contact Victoria Clements at [Redacted]

Yours sincerely

**Historic Environment Scotland**

# Highland Council

**From:** [Redacted]  
**To:** [MD Marine Licensing](#)  
**Subject:** FW: 26/00081/SCRE - Staffin Noatslip and Breakwater - MS-00010741  
**Date:** 30 January 2026 16:22:46

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Dear Gerry,

We have reviewed and assessed the details submitted in support of the EIA screening request for the proposed variation to the layout of the consented slipway and breakwater.

Having regard to the nature and scale of the proposed changes, it is considered that the revised layout does not introduce the potential for new, greater, or different significant environmental effects beyond those which have already been identified, assessed, and mitigated through the Environmental Impact Assessment submitted in support of the original application.

The proposed variation sees no change to the type, quantity or nature of the materials used, nor to the construction methods, all of which were fully considered as part of the original EIA. The revised layout remains entirely within the existing Marine licence boundary that has already been subject to environmental assessment.

The receiving environment is unchanged, and the relevant environmental receptors, including designated sites and other marine and coastal interests, have already been considered through the EIA process. The mitigation measures identified and secured through that assessment are considered to remain applicable and sufficient to address the potential environmental effects arising from the revised layout.

On this basis, the proposed variation is unlikely to give rise significant effects that have not already been adequately assessed, and that a further Environmental Impact Assessment is not required in respect of the revised proposals.

If you require any further input please do not hesitate to get in touch.

**Kind Regards**

**Alexis Chatterton**

**Principal Planner for Aquaculture & Coastal Development, The Highland Council**

[Redacted] | [Redacted]

**Planning, Infrastructure, Environment & Economy Service**

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# Scottish Environment Protection Agency

**From:** [Redacted]  
**To:** [MD Marine Licensing](#)  
**Cc:** [Redacted]  
**Subject:** PCS-20007697 SEPA Response to SCR-0118  
**Date:** 15 January 2026 18:41:38  
**Attachments:** [image.png](#)

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To Whom It May Concern,

**Marine Works (Environmental Impact Assessment) (Scotland) Regulations  
2017  
SCR-0118  
Harbour Development  
Staffin, Skye**

Thank you for the above consultation. Based on the information provided, it appears that this application falls below the thresholds for which SEPA provide site specific advice. Please refer to our standing advice and other guidance which is available on our [website](#).

In addition, please also refer to our SEPA standing advice for the Department for Business, Energy and Industrial Strategy and Marine Scotland on marine consultations available [here](#).

If there is a significant site-specific issue, not addressed by our guidance or other information provided on our website, with which you would want our advice, then please reconsult us highlighting the issue in question and we will try our best to assist.

I trust these comments are of assistance - please do not hesitate to contact me if you require any further information.

Kind regards,  
Aden McCorkell  
Senior Planning Officer



**For the future of our environment**

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