

**Glasgow City Council**

Further email from Glasgow City Council received 23 September 2020

**OFFICIAL**

Kate,

Thanks for that.

Aside from the construction of the platform and its associated building methodology/impact on residents etc; are main consideration as to why this is EIA development relates specifically to its potential impact on the location and function of the River Clyde. We need to establish whether the area identified for an extension into the river (with its associated engineering works) could have a 'significant' impact on water levels, which also relate to tidal flow/movement etc. Flooding is also a matter to be addressed, particularly with recent studies on flood level modelling that are being updated to get a better understanding of how new development on the river corridor could be affected, which takes account of potential flooding events and climate change.

We are currently in dialogue with the applicant/agent in relation to the scoping report in order to establish and agree principles of the report, and who will require consultation once formally submitted.

I trust this clarifies the matter, however any further issues or if you require further information please contact me.

Regards,  
David

David Drummond  
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Development Management  
Glasgow City Council  
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# **Historic Environment Scotland**



HISTORIC  
ENVIRONMENT  
SCOTLAND

ÀRAINNEACHD  
EACHDRAIDHEIL  
ALBA

**By email to:**  
[MS.MarineLicensing@gov.scot](mailto:MS.MarineLicensing@gov.scot)

Marine Scotland  
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: 300046016

26 August 2020

Dear Sir/Madam

The Marine Works (Environmental Impact Assessment) (Scotland) Regulations 2017  
New Quay - Windmill Croft Quay - River Clyde  
Request for Screening Opinion in relation to the works and improvements associated  
with Windmill Croft Quay.

Thank you for your consultation which we received on 17 August 2020 seeking our comments on an Environmental Impact Assessment (EIA) screening opinion for the above proposed development. 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, gardens and designed landscapes and battlefields on their respective Inventories.

Your archaeological and conservation advisors will also be able to offer advice for their interests. This may include unscheduled archaeology, category B- and C-listed buildings and conservation areas.

### **Our Screening opinion**

An EIA is not required for this proposed development. This is because there are no assets for our interests within the site or in its immediate vicinity.

We hope this is helpful. Please contact us if you have any questions about this response. The officer managing this case is Chloe Porter and they can be contacted by phone on 0131 668 8653 or by email on [chloe.porter@hes.scot](mailto:chloe.porter@hes.scot).

Yours faithfully

**Historic Environment Scotland**

**NatureScot**

Windmill Quay – Screening Opinion Consultation Response 21 August 2020

Dear Kate,

Having considered these proposals I can advise that there is minimal likelihood of any impacts on significant natural heritage impacts.

It is possible, though not particularly likely, that otters may use this stretch of the Clyde – and any application for consent to Marine Scotland should therefore be supported by a recent survey for otters (undertaken by a suitably qualified surveyor) in order both to establish any protected species licensing requirements and then the likelihood of any such licences being granted should they be found to be necessary.

However despite this standard requirement SNH has no interest in seeing the works associated with this development that are proposed for below Mean High Water Springs made subject to an Environmental Impact Assessment.

I hope that this advice is sufficient to your current requirements, however please do not hesitate to contact me if there is anything further that you wish to discuss.

Yours,

Dave Lang  
SNH Operations Officer  
Strathclyde & Ayrshire

Tel. [Redacted]

**Scottish Environmental Protection  
Agency**

Our ref: PCS/172632  
Your ref: Windmill Croft Quay

If emailing, please mark  
FAO: Peter Minting

2 September 2020

Kate Taylor  
Marine Scotland  
Scottish Government  
Marine Laboratory  
375 Victoria Road  
Aberdeen  
AB11 9DB

By email only to: [kate.taylor2@gov.scot](mailto:kate.taylor2@gov.scot)

Dear Madam

**Pre-planning enquiry  
EIA screening opinion  
Windmill Croft Quay, River Clyde**

Thank you for your consultation email which SEPA received on 18 August 2020.

We welcome pre-application engagement, but please note that our advice at this stage is based on emerging proposals and we cannot rule out potential further information requests as the project develops.

We ask that the following issues are addressed prior to the submission of a planning application to avoid unnecessary delay and/or objection from us.

**1. Environmental Impact Assessment (EIA)**

- 1.1 We have reviewed the information provided with this consultation. In our opinion, the proposed works should be subjected to a detailed EIA, in order to comply with the Marine Works (Environmental Impact Assessment) (Scotland) Regulations 2017 (as amended).
- 1.2 The information submitted refers to 0.4ha of 'land take' as a result of the proposal to modify the existing quay by extending 12m further into the channel of the River Clyde along a bank length of 337m. However, no clear reason or justification is provided for this land take, which will reduce the conveyance capacity of the River Clyde and may have a significant impact on flood risk (and potentially other impacts, such as effects on river ecology).



- 1.3 We acknowledge that the applicant intends to submit a flood risk assessment (FRA) which will include data modelling at the application stage. It is important that this is provided to SEPA as soon as it is available, as we will need to complete a detailed review of the FRA.

## **Regulatory advice for the applicant**

### **2. Regulatory requirements**

- 2.1 Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).
- 2.2 Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011. Proposed crushing or screening will require a permit under The Pollution Prevention and Control (Scotland) Regulations 2012. Consider if other environmental licences may be required for any installations or processes.
- 2.3 A Controlled Activities Regulations (CAR) construction site licence will be required for management of surface water run-off from a construction site, including access tracks, which:
- is more than 4 hectares,
  - is in excess of 5km, or
  - includes an area of more than 1 hectare or length of more than 500m on ground with a slope in excess of 25°

See SEPA's [Sector Specific Guidance: Construction Sites \(WAT-SG-75\)](#) for details. Site design may be affected by pollution prevention requirements and hence we strongly encourage the applicant to engage in pre-CAR application discussions with a member of the regulatory services team in your local SEPA office.

- 2.4 Below these thresholds you will need to comply with [CAR General Binding Rule 10](#) which requires, amongst other things, that all reasonable steps must be taken to ensure that the discharge does not result in pollution of the water environment. The detail of how this is achieved may be required through a planning condition.
- 2.5 Details of regulatory requirements and good practice advice for the applicant can be found on the [Regulations section](#) of our website or by contacting [waterpermitting@sepa.org.uk](mailto:waterpermitting@sepa.org.uk) or [wastepermitting@sepa.org.uk](mailto:wastepermitting@sepa.org.uk).

If you have any queries relating to this letter, please contact me via e-mail at; [planning.sw@sepa.org.uk](mailto:planning.sw@sepa.org.uk)

Yours faithfully

Peter Minting  
Planning Officer  
Planning Service

ECopy to: Marine Scotland, [MS.MarineLicensing@gov.scot](mailto:MS.MarineLicensing@gov.scot)

*Disclaimer*

*This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).*