TransTech
Environmental

PRELIMINARY ECOLOGICAL APPRAISAL

Site:	Proposed boat park adjacent to the existing Campbeltown Sailing Club/ Kintyre Sea Sports development on Low Askomil Walk, Campbeltown
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Quality Assurance

The data used in this document and their input and reporting have undergone a quality assurance review which follows established TransTech Environmental procedures. The information and results presented herein constitute an accurate representation of the data collected.

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List of Abbreviations

CITES	Convention on the International Trade in Endangered Species
DAFOR	Dominant, Abundant, Frequent, Occasional, Rare
GPS	Global Positioning System
HabMos	Habitat Map of Scotland
INNS	Invasive Non-Native Species
JNCC	Joint Nature Conservation Committee
LBAP	Local Biodiversity Action Plan
NBN	National Biodiversity Network
PEA	Preliminary Ecological Appraisal
SBL	Scottish Biodiversity List
UKBAP	United Kingdom Biodiversity Action Plan

EXECUTIVE SUMMARY

- This report contains details of a Preliminary Ecological Appraisal (PEA) for a site at Low Askomil, Campbeltown, where a small boat park development is proposed.

- Given the nature of the habitat in question, the field survey appraised its potential to support several protected species known to inhabit the area, namely otters, hedgehogs and nesting birds. The likelihood of the presence of other protected species was ruled out during the desk study.

- No protected species resting places were confirmed within the appropriate buffer zones of the development site for each species. As such, no further survey effort is recommended. However, given the possible presence of foraging otters along the stretch of coastline adjacent to the site, recommended mitigation measures can be found in Section 3.2.6 and an emergency procedure for otters is contained in Section 3.2.7 of this report.

- The survey also sought to examine the habitat within the site boundary to identify the presence of any priority habitats or flora and to note any invasive, non-native species.

- Further survey effort in relation to breeding birds will need to be undertaken if any work is to take place during the breeding bird season (March to August inclusive).

1.0 INTRODUCTION

The PEA was commissioned by John Renshaw Architects on behalf of Kintyre Seasports.

This report represents the independent findings of TransTech Limited.

1.1 Site Location

The site lies at (Ordnance Survey Grid reference: NR 72400 20869). A location and site plan is given in Appendix 1 of this report.

1.2 Site Description

The site is on the northern shore of Campbeltown loch on Low Askomil Walk where the Campbeltown Sailing clubhouse is located.

The site lies beside an existing concrete slipway with the area above the high watermark being a scrubby grassland with limited vegetation and boulders.

The wider area comprises a sea retaining wall, beach groyne, residential dwellings, Dalintober Beach and Dalintober Pier.

1.3 Proposed Works

A small boat park adjacent to the existing Campbeltown Sailing Club/ Kintyre Sea Sports development on Low Askomil Walk, Campbeltown is proposed.

1.4 Legislation & Policies

European and national legislation, planning policies, conservation initiatives and general guidance relevant to this study include:

- The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Nature Conservation (Scotland) Act 2004;
- The Marine (Scotland) Act 2010, Section 117;
- The Wildlife and Natural Environment (Scotland) Act 2011;
- The UK Biodiversity Action Plan (UKBAP);
- The Scottish Biodiversity Strategy;
- Scottish Planning Policy (2023); and
- The Argyll and Bute Local Development Plan 2 (LDP 2).

Legislation as it pertains to the protected species discussed in this report can be found in Appendix 4.

2.0 METHODOLOGY

2.1 Survey Equipment

- Garmin Montana 680t with built in digital camera for photographing and recording the location of any observed evidence. The displayed accuracy of the GPS during the survey was ±2 m.
- iPhone 14.
- Binoculars.
- Red filtered torch.

2.2 Survey

2.2.1 Personnel

The survey was undertaken by Barbara Macfarlane of TransTech, a senior ecologist who is experienced in conducting PEAs and targeted protected species surveys and Dr. Garret Macfarlane, a senior environmental consultant who is experienced in undertaking intertidal and benthic surveys.

2.2.2 Desk-Based Study

A desk-based study was carried out to ascertain what records of protected species and habitats exist within the area. This information was gathered using the following sources:

- NatureScot Sitelink website for statutory designated sites (up to 2 km from the site).
- EUNIS Database.
- UKCEH Landcover Maps.
- Habitat Map of Scotland (HabMos).
- Argyll and Bute Local Development Plan (LDP) for non-statutory designated sites up to 2 km from the site.
- Records of ancient and native woodland available through Scotland's Environment Web up to 2 km from the site.
- The Argyll Biological Recordings Centre and National Biodiversity Network (NBN) Gateway for records of protected or notable species within 1 km of the development site.
- British Trust for Ornithology: Birds of Conservation Concern.

2.2.3 Field Survey

The purpose of the survey was to determine whether the development would have the potential to affect protected species most likely to be found in this area, and to establish whether any further (Phase 2) surveys are required. Therefore, the surveys focussed on plants and habitats on the site and protected and notable faunal species that are most likely to be found in the habitats which make up the landscape in and around the site.

The survey was conducted on Sunday 22nd March 2026, in calm, overcast weather conditions. There had been little precipitation in the days immediately preceding the survey dates.

This date was chosen as it had the lowest tide available during daylight hours at a time when the breeding bird season had begun.

The survey entailed a walkover around the interior of the site and a buffer zone of 50 m (where accessible) either side of the site boundary was also searched while the otter survey extended to 200 m.

The intertidal survey extended to the water's edge at low tide.

The survey was carried out in accordance with guidelines laid out by the Chartered Institute for Environmental and Ecological Management, Joint Nature Conservation Committee and NatureScot.

2.2.4 Phase 1 Habitat Survey

The Phase 1 Habitat Survey was undertaken according to the standard JNCC method. This method was developed to record vegetation and wildlife habitat over large areas. Each of the main habitats within the survey area was described, including details on component plant species abundances (recorded using the DAFOR scale), and the results were used to determine the presence of any Annex I habitat types included in the appropriate UKBAP priority habitats.

Habitats found are cross-referenced for their inclusion in the UKBAP, Scottish Biodiversity List (SBL) and the Argyll and Bute LBAP as priority habitats.

Cross checking of habitat descriptions on Scotland's Environment Web, HabMos, also took place.

The Phase 1 Habitat survey incorporated a survey of the intertidal zone from the site footprint to low water and included a 50 m buffer either side of the site (as illustrated in Appendix 1).

2.2.4.1 Intertidal Survey

As the site lies on the shore, an intertidal survey was undertaken within the Phase 1 Habitat Survey to identify the zonation of the beach and to identify dominant flora (seaweeds) and fauna (barnacles, limpets, anemones, crabs). The shore is divided into the upper shore, middle shore and lower shore, each zone characterised by a different dominating marine life community. The intertidal survey followed guidelines laid out by JNCC: Marine Habitat Classification for Britain and Ireland and following NatureScot's guidelines on monitoring marine biodiversity.

The intertidal survey began at 7 am, with the low tide at 7:35 am. The tide at this time was measured at 0.3 m.

2.2.5 Invasive Non-Native Species

The survey included a check for the presence of any invasive non-native species (INNS) including but not limited to the following:

- Japanese knotweed (*Reynoutria japonica*).
- Giant hogweed (*Heracleum mantegazzianum*).
- *Rhodedendron Ponticum.*
- American Skunk Cabbage (*Lysichiton americanus*).
- Himalayan balsam (*Impatiens glandulifera*).
- American Mink (*Neovision vision*).

2.2.6 Mammals

2.2.6.1 Otters (*Lutra lutra*)

Otters are a European Protected Species under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Since legislation was introduced to protect otters and the use of organochlorines and other agricultural pesticides banned, their population has reportedly seen some resurgence nationwide, but their numbers remain greater in Scotland than elsewhere (Chanin, 2003). However, otters remain at high risk of mortality due to road accidents and human encroachment on their habitat which in turn pushes them to establish territories near to roads. There remain environmental factors such as pollution which may continue to affect the health and life span of otters in our countryside. UK Otters have a relatively short life span in the wild (around 3-5 years) and this combined with a comparatively slow rate of reproduction means that they still require protection in order that they do not suffer the losses of the past.
Evidence of presence of otters was sought by looking for the existence of:

- Otter prints.
- Otter faeces (spraints).
- Feeding remains.
- Holts (subterranean or covered resting sites).
- Lie-ups (open resting sites providing a degree of shelter from above).
- Couches (open resting sites).
- Natal dens.
- Trails.
- Slides.

The following categorisation is used to classify resting site status:

Table 1. Status of otter resting sites, adapted from: Bassett, S. and Wynn, J. 2010. Otters in Scotland: How vulnerable are they to disturbance?

Resting Status	Definition
Low	Feature with limited evidence of otter activity – low number of spraints, not all age classes present. Insufficient seclusion to be a breeding site or key resting site, unlikely to have links to the key otter requirements. Most likely to provide a temporary 'stop off' for otters when moving through their territory. Loss/disturbance of such a feature is unlikely to be significant in terms of the individual or population.
Moderate	Feature containing sprainting with a range of age classes, but not in significant quantities. Availability may be limited by season, tides or flow. Unlikely to be suitable as a breeding/natal site but will be a key resting site and may be linked to other important features within the territory. The impact arising from a loss or disturbance of such a feature will be determined by the availability of more suitable or well used sites within the otter's territory.
High	Feature has a high level of otter activity, including an abundance of sprainting of all age classes, large spraint mounds, well used grooming hollows, paths and slides. Affords a high degree of cover and is linked to key features such as fresh water and abundance of prey. May be suitable as a breeding area (spraints may be absent from natal holts). The site is usually available at all times of year and at high and low tide/flow. The loss/ disturbance of such a feature will often be considered significant in terms of the individual or population.

2.2.6.2 Badgers (*Meles meles*)

Badgers and their setts are protected under the Protection of Badgers Act 1992 (as amended). Work which interferes with a badger sett may require a licence to proceed. Badgers live in social groups known as clans. These range in size from around an average of 6 adults to as many as 20 or more. Each clan will occupy a main sett comprised of a series of underground tunnels and chambers and this sett will often have an annexe sett nearby. In addition, subsidiary setts and outlier setts may be found within their territory.
Badgers can be found in a variety of terrain including woodland, pasture and urban or garden grounds and their territory can extend to more than 100 hectares. They are a widely distributed species throughout the UK but remain of conservation concern due to ongoing persecution and a relatively slow breeding rate meaning that population sizes can suffer quite quickly in the event of mortalities.

Evidence of presence of badgers is sought by looking for the existence of:

- Setts (above ground entrances of sufficient size to accommodate badgers).
- Worn paths (particularly between visible setts and foraging areas).
- Spoil heaps (piles of excavated soil at the entrance to potential setts).
- Bedding materials at the entrance to setts.
- Tracks.
- Guard hair.
- Latrines (sizeable collection of faeces often used to mark territorial boundaries).
- Snuffling (overturned vegetation or soil from foraging).
- Breach points (gaps in fences or through dense vegetation).
- Scratch marks on trees or fenceposts.

In terms of sett identification scenarios, NatureScot give the following guidelines:

1. Clearly not a badger sett - in some cases it may be possible to quickly rule out that a structure is a badger sett, for instance if entrances have collapsed, or have completely filled with debris that has clearly been there for some time.

2. Clear evidence that it is a sett – One or more of the signs indicating current use by badgers are found in or around the structures in question.

3. Possible sett but signs not immediately evident or clear – A structure cannot be ruled out as a badger sett (as in '1' above), but there are either no immediately evident signs of current use or there is uncertainty as to whether or not there are signs indicating current use by badgers.

(https://www.nature.scot/sites/default/files/2018-10/Guidance%20-%20Licensing%20-%20Badgers%20-%20What%20is%20a%20Badger%20sett_.pdf)

2.2.6.3 Pine Martens (*Martes martes*)

Pine martens and their dens are protected by the Wildlife and Countryside Act 1981(as amended) and by the Nature Conservation Act 2004. Pine martens will naturally prefer to inhabit coniferous, mixed and broadleaved deciduous woodlands although they will also exist in a number of other habitat types and territory size will vary according to habitat suitability and resource availability.

They are known to occur in relatively high numbers in Argyll, where their population has seen a recovery in recent years. They make their dens in a variety of locations, including hollow trees, Scot's pines, cairns, log piles and dense scrub.

Evidence of presence of pine martens is sought by looking for the existence of:

- Generally suitable habitat.
- Habitat connectivity.
- Tracks.
- Den sites.
- Scats.
- Feeding remains.

Habitat assessment was scored according to the guidelines laid out in "UK BAP Mammals, Guidance for survey methodologies, Impact Assessment and Mitigation", Mammal Society (Cresswell et al, 2012).

Table 2. Habitat assessment scoring for pine martens. UK BAP Mammals, Guidance for survey methodologies, Impact Assessment and Mitigation, Mammal Society (Cresswell et al, 2012).

Category	Feature	Subjective Score Based on Presence/Abundance
Foraging Resource	Abundance of fruit bearing trees and shrubs. Extent of rough grassland/pre-thicket plantations (vole populations). Extent of mature conifers with well-developed field layer. Area of broadleaf woodland and scrub. Extent of tree-lined stream valleys and wetlands Rabbit abundance.	1-3 where 1= poor and 3 = rich foraging resource.
Habitat Extent and Connectivity	Extent of 3-dimensional habitat (e.g. woodland). Habitat connectivity by hedges or tree lines beyond woodland edge.	1-3 where 1= poor and 3 = good habitat extent and connectivity.
Den Availability	Abundance of potential elevated den sites	1-3 where 1= poor and 3 = good den availability
Mortality Risk Factors	Evidence of predator control. Fox abundance. Density of main roads in target area.	-1to -3 where -1= low and -3 = high mortality rate.
Total		Sum scores Possible scores will range from 0 and 8 where score 0-2 = low, 3-5 = medium and 6-8 = high suitability

2.2.6.4 Red Squirrels (*Sciurus vulgaris*)

Our native red squirrel is threatened due to a number of factors including the spread of the non-native grey squirrel (*Sciurus carolinensis*). However, north Argyll remains a grey squirrel free zone and the greatest threat to our red squirrel population is habitat loss and/or fragmentation of habitat, thus reducing habitat connectivity.

Red squirrels and their dreys receive full protection under Schedules 5 and 6 of the Wildlife and Countryside Act 1981 and the Nature Conservation Act 2004. Any potential for a development to cause disturbance to their habitat must be assessed before works can commence.

Evidence of presence of red squirrels is sought by looking for the existence of:

- General identification of suitable habitat (tree species, connectivity and foraging potential).
- Habitat connectivity.
- Feeding remains.
- Fur.
- Existence of dreys.

2.2.6.5 Bats (any species)

All species of bats in Scotland are classed as European Protected Species under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Evidence of presence of bats is normally sought by carrying out a preliminary ground level potential roost assessment on any trees of suitable size and buildings with suitable features to support roosting bats. Preliminary Roost Appraisal (PRA) surveys follow the guidelines set out in: Bat Surveys Good Practice Guidelines 3rd Edition (Bat Conservation Trust, 2016).

Table 3: Guidelines for assessing the potential suitability of potential roost sites for bats (adapted from Collins, 2016) to be applied using professional judgement.

Suitability	Description of roosting habitats
Negligible potential	A structure or tree with negligible habitat/roosting features likely to be used by roosting bats.
Low potential	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate potential	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).

Suitability	Description of roosting habitats
High potential	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Confirmed roost	Bats or evidence of bats recorded within a structure or tree during the initial inspection surveys or nocturnal surveys. A confirmed record (supplied by records centre/local bat group) would also apply.

2.2.6.6 European Hedgehog (*Erinaceus europaeus*)

Our native hedgehog is protected under the Wildlife and Countryside Act, 1981 and they are a UKBAP priority species and are listed in the SBL. The International Union for Conservation of Nature (IUCN) currently recognises the species as vulnerable to extinction.

Sites are assessed for suitability of habitat for hedgehogs. Ideal habitat for this species includes grazed pasture/parklands, hedgerows, verges, gardens, parklands, and woodland.

2.2.7 Birds

All wild birds in Scotland are protected under the Wildlife and Countryside Act 1981 (as amended). Further protection is given to some species vulnerable to disturbance and/or persecution through various schedules attached to the Act.

Although the survey was undertaken out with the nesting bird season, the following were taken into consideration during this PEA:

- Record of birds sighted.
- Potentially suitable nesting features in trees and buildings.
- Potential disturbance to birds from proposed works.

2.2.8 Butterflies and Day Flying Moths

Any butterflies or day flying moths observed during the survey were noted.

2.2.9 Reptiles

Adders (*Vipera berus*), slow worms (*Anguis fragilis*) and the common lizard (*Zootica vivipara*) are protected in Scotland by the Wildlife and Countryside Act 1981 (as amended) and by the Nature Conservation Act 2004. An assessment of habitat suitability for reptiles was undertaken in accordance with the criteria set out by Amphibian and Reptile Conservation. This considers habitat type, basking and foraging opportunities, and linkages to other areas of suitable habitat. Habitat quality was assessed using the following criteria:

- High – Suitable vegetation cover offering foraging opportunities, basking sites and a variety of refugia. Good linkages with other areas of reptile habitat. For example, semi-improved grassland with areas of dense continuous scrub.
- Moderate – Some suitable vegetation cover offering foraging opportunities, basking sites and refugia. Limited linkages to other areas of suitable reptile habitat. For example, dense continuous scrub surrounded by short, improved grassland.

- Low – Unsuitable vegetation cover with no linkages to other areas of suitable reptile habitat. For example, dense mature conifer plantation, closely mown amenity grassland. In addition, direct sightings of reptiles, and features that offer suitable hibernation refugia (e.g., dry stone walls, vegetated stone piles containing cavities, etc.) are recorded.

2.2.10 Amphibians

Protected amphibian species are highly unlikely to be present nearby, and no breeding habitat will be lost as a result of the development.

3.0 SURVEY FINDINGS

3.1 Desk-Based Study

3.1.1 Designated and Non-Statutory Designated Sites

The site does not lie within 2 km of any designated or non-designated sites where any of the species considered in this report are the qualifying features.

3.1.2 Ancient Woodland Inventory

Records of ancient woodland inventory within a 2 km radius of the site have been returned from the desk-based study. The site lies within 2 km of a designated Ancient Woodland (Long-Established (of plantation origin)). This will not be affected by the development.

3.1.3 Priority and Protected Species

A search of the National Biodiversity Network Gateway database revealed the following numbers of records of protected animal species within 1 km of the site:

SPECIES	NUMBER
Eurasian Otter (*Lutra lutra*)	1
Badger (*Meles meles*)	0
Pine Marten (*Martes martes*)	0
Eurasian Red Squirrel (*Sciurus vulgaris*)	0
Bat (any species)	0
West European Hedgehog (*Erinaceous europaeus*)	4
Reptiles	0
Amphibians	1

A further search revealed the following numbers of records of bats within 10 km of the site. This was undertaken to reflect the distance bats are able to fly while foraging.

SPECIES	NUMBER
Daubenton's bat (*Myotis daubentonii*)	0
Common pipistrelle (*Pipistrellus pipistrellus*)	0
Soprano pipistrelle (*Pipistrellus pygmaeus*)	0
Brown long-eared bat (*Plecotus auratus*)	0
Natterer's bat (*Myotis nattereri*)	0

Given the lack of records for Pine Marten, Red Squirrels, Badgers, Bats, Reptiles and Amphibians and the clear lack of suitable habitat for them close to the site, these species were scoped out during the desk study, and this decision was confirmed during the field survey.

There is little suitable habitat and likely larval food source/nectar plant species throughout the site to indicate that butterfly and day flying moth species could be supported during their life cycles.

101 records of birds were returned. The surveyors were mindful to identify all birds on the site and considered any potential for priority species to be present.

3.1.4 Desk-Based Study Limitations

Desk-based studies are limited by the reliability of third-party information and the availability of biological records and data. The absence of a species from biological records should not be taken to represent actual absence. Species records should be interpreted with caution as they may reflect survey/reporting effort rather than actual distribution.

3.2 Field Survey

3.2.1 Phase 1 Habitat Survey

Due to the small size of the site and the presence of only one shore habitat, a Phase 1 Habitat Map was not drawn for the site.

UKCEH Landcover Maps describe the wider shore as supralittoral rock and littoral sediment.

It appears that the site has not been subject to National Vegetation Classification (NVC) surveys and does not appear to have been classified on the Habitat Map of Scotland.

The broad habitat types and boundary features within the site are:

- H5 Strandline vegetation
- H4 Boulders/rocks above high-tide mark
- H1.1 Coastland intertidal mud and sand

3.2.1.1 Intertidal Survey

The intertidal survey began while the tide was still ebbing and half an hour before a low tide of 0.3 m.

The intertidal zone was searched first for obvious floral and faunal species which were noted.

4 transect lines running from the site boundary to the low water were marked out and a 100 square quadrat was laid at regular distances within 2 m either side of the line, where sampling allowed the surveyors to assess the density of the species found.

Out with the site boundary, within the buffer zone of 50 m, quadrats were not used as it was apparent that there were no new species in these areas.

The intertidal zone was found to be species poor and while several species of seaweed were identified, most were washed up and not growing in the surveyed area and therefore not recorded.

The habitats, their descriptions and species recorded within the site boundary are laid out in Appendix 2. Photographs relating to these habitats can be found in Appendix 3.

3.2.2 Invasive Non-Native Species

No reportable invasive, non-native floral or faunal species were identified within the development site.

3.2.3 Mammals

3.2.3.1 Otters (*Lutra lutra*)

Given the possible presence of otters in the area, a full otter survey was undertaken, taking in 200 m on three sides of the site (where accessible). Private gardens were not searched.

The radius of the survey incorporated a variety of terrain, which was examined both for suitability for use by otters and for evidence that the site is being currently used as otter habitat and the entire survey area was examined for the presence of spraints. Particular attention was paid to the locations where spraints are more commonly found, i.e., on large rocks and mounds and around the culverted watercourse to the west of the site.

There were no suitable locations for the presence of holts on the site. Holes in the sea wall and among the rocks of the site were examined but were of insufficient depth to provide desirable shelter for otters. The site and the buffer zone does not provide adequate cover to provide protection for a breeding holt. No otter spraints, prints or feeding remains were found. A large portion of the survey was spent observing the shoreline and no otters were sighted.

It should be noted that spraint recording may be an inaccurate way to estimate shoreline habitat use due to the fact that otters frequently defecate in water and are prone to spraint on land more frequently in the winter months (Kruuk, 2006) and that an absence of spraints does not necessarily indicate an absence of otters (Kruuk et al, 1986), nor does the existence of spraint reflect otter abundance (Yoxon & Yoxon, 2014).

It is unlikely that the low impact development of this site will disturb otters in the short or long term and there are ample commuting opportunities within the wider area. Therefore, no European Protected Species Licence need be sought.

3.2.3.2 European Hedgehogs (*Erinaceus europaeus*)

The habitat within the site has little potential to support hedgehogs for both foraging and resting sites. No evidence of hedgehogs was noted.

3.2.4 Birds

There is limited nesting habitat within the survey area and around the immediate development site. During the survey, the following birds were noted on the development site or immediately out with it. No active nests were identified, and no birds were heard to alarm call.

SPECIES	DESIGNATION
House sparrow (*Passer domesticus*)	UK conservation status: Red, UKBAP, LBAP, SBL
Herring gull (*Larus argentatus*)	UK conservation status: Red, UKBAP, LBAP, SBL
Robin (*Erithacus rubecula)*	None
Blackbird (*Turdus merula)*	None

3.2.5 Field Survey Constraints

Lack of evidence of a species does not categorically mean that it is not currently utilising the site.

Faunal species are transient and can move between their preferred habitats regularly throughout and between years. This survey provides a snapshot of field signs present in the survey area at the time of writing.

3.2.6 Mitigation and Methodology

Given the possible presence of foraging otters in the area and to minimise any chance of risk to otters and other species from this development, the following strategies should be adopted across the development site where appropriate and applicable.

- General awareness of the potential presence of otters on the shoreline giving due consideration to their protected status and the laws in place to keep them safe.
- Temporarily exposed pipes (if used) should be capped when unattended to prevent access by otters and other terrestrial mammals.
- Ditches or any excavations (if created) should be ramped to allow safe egress for otters and other terrestrial mammals.
- All works close to waterbodies must be carried out following measures to prevent pollution, erosion, and silting.
- Any excavated soil which may be stockpiled, should be checked regularly to ensure that no burrows are present.
- An emergency procedure (as detailed in Section 3.2.7) should be adopted in the event that an otter is encountered.

3.2.7 Emergency Procedure

Should an otter, or evidence that an otter is utilising the site be discovered, all work within 30 m should stop with immediate effect when it is safe to do so. The nominated site ecologist should be contacted immediately and be instructed to inspect the site as soon as possible.

Depending on the findings of this site inspection, it may be necessary to create an exclusion zone within the construction site, to avoid disturbance to otters. In the event that the findings include an otter place of shelter, this exclusion zone would be 30 m. In the unlikely event that this place of shelter is identified as a breeding holt, this exclusion zone should be increased to 200 m.

Should it not be possible to implement an appropriate exclusion zone, a European Protected Species Licence will need to be sought from NatureScot. Only if this licence is granted will works be allowed to proceed within the exclusion zone either through effective screening off of the holt or resting place or with the licenced destruction of the holt and appropriate mitigation. Destruction of a holt would only ever be undertaken as a last resort, but it is unlikely that such a shelter will be encountered during this development.

4.0 EVALUATION AND RECOMMENDATIONS

No further work in respect of the protected faunal species considered in this report is warranted at this time.

Development, including clearance work should aim to be undertaken out with the breeding bird season. If this proves to be unavoidable, great care should be taken to check the area for nests before commencing any work. All scrub should be checked for nests as a matter of routine. These checks should be made by a suitably qualified ecologist.

Should vegetation be cleared, associated brash piles should be removed from the site in order to avoid creating opportunistic nesting habitat for birds.

Further work in terms of proposals to mitigate loss of habitat and to enhance biodiversity as per National Planning Policy Framework Policy 4 (a & c) has been undertaken and is reported in a Biodiversity Enhancement Statement which will be submitted with this report.

If works do not begin within 18 months of this report, the PEA should be repeated.

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Appendix 1: Drawings



Legend

- Boatyard boundary from CAD file import
- Beach within 50 m buffer around boatyard boundary

NB: Boatyard will lie adjacent to slipway. Its boundary is derived from a topographical survey and subsequent CAD mapping of existing features and the proposed yard. Basemap is less accurate OS MasterMap, hence slight misalignment of yard with slip.

Drawing Title:	Location & Site Plan
Drawing No:	KSSC-0426-1
Drawn By:	Barbara Macfarlane
Date:	01/04/2026

0 10 20 30 m

Scale 1 : 750 @ A4

TransTech Limited
Caerthann House
Connel
Argyll PA37 1PQ

Appendix 2: Habitat Species List

Habitat 1		
Species Common Name	Species Latin Name	Abundance
Common bent grass	*Agrostis capillaris*	Dominant
Common nettle	*Urtica dioica*	Frequent
Raspberry	*Rubus occidentalis*	Occasional
Creeping buttercup	*Ranunculus repens*	Occasional
Ivy	*Hedera helix*	Occasional
Creeping thistle	*Cirsium arvense*	Occasional
Coltsfoot	*Tussilago farfara*	Occasional
Ivy leaved toadflax	*Cymbalaria muralis*	Occasional
Cleavers	*Galium aparine*	Occasional
Scurvy grass	*Cochlearia officinalis*	Occasional
Sheep's sorrel	*Rumex acetosella*	Occasional
Narrow leaved plantain	*Plantago lanceolata*	Occasional
Foxglove	*Digitalis purpurea*	Occasional
Broadleaved Dock	*Rumex obtusifolis*	Occasional
Hoary willowherb	*Epilobium parviflorum*	Occasional
Yellow flag Iris	*Iris pseudacorus*	Occasional
Silverweed	*Potentilla anserina*	Occasional
Lady's mantle	*Achemilla molis*	Rare
White clover	*Trifolium repens*	Rare
Hemlock water dropwort	*Oenanthe crocata*	Rare
Common Haircap Moss	*Polytrichum commune*	Rare
Common bedstraw	*Galium palustre*	Rare
Phase 1 Habitat Code	H5 Strandline vegetation	

JNCC Description: Strandline vegetation above the usual high-water level

On this site, this is a patch of scrubby land with several common wild plant species.

Target Notes: None

Habitat 2		
Species Common Name	Species Latin Name	Abundance
Toothed wrack	*Fucus serratus*	Dominant
Spiral wrack	*Fucus spiralis*	Frequent
Lugworm (casts)	*Arenicola marina*	Frequent
Flat winkle	*Littorina obtusata*	Frequent
Sea lettuce	*Ulva lactuca*	Occasional
Common limpet	*Patella vulgata*	Occasional
Common whelk	*Buccinum undatum*	Occasional
Barnacle	*Semibalanus balanoides*	Occasional
Common cockle	*Cerastoderma edule*	Rare
Phase 1 Habitat Code	H1.1 Coastland intertidal mud and sand	

JNCC Description: Intertidal zone

On this site, this is the intertidal zone assessed during a very low tide. Mostly comprising sand and shingle with few seaweed species and limited faunal species.

Target Notes: None

Notable plant species	None
Notable habitat	None

Appendix 3: Supporting Photographs



Plate 1: Looking east from slipway



Plate 2: Looking west from slipway



Plate 3: Looking west across site



Plate 4: Showing site and sailing club



Plate 5: Looking to site from low water mark



Plate 6: Culverted watercourse to west



Plate 7: Looking east below sea wall



Plate 8: Looking south to loch



Plate 9: Looking north to site boundary



Plate 10: Looking west towards pier



Plate 11: Looking east towards site



Plate 12: Looking east from road



Plate 13: Looking east from Dalintober beach



Plate 14: Looking west towards site

Appendix 4: Legislation

Legal Status of Otters

The Eurasian Otter (*Lutra lutra*) is listed on Appendix I of CITES, Annexes II and IV(a) of the EC Directive 92/43/EEC (Habitats Directive) and Appendix II of the Bern Convention.

They are listed on Schedule 2 of the Conservation (Natural Habitats, &c.), Regulations 1994 (as amended), which transposes the Habitats Directive into UK domestic law, as a "European protected species of animal". Under the Habitats Directive otters are specifically recognised as species of European Community interest and in need of strict protection.

Further protection is afforded under the Wildlife and Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004.

Under the regulations it is an offence to damage or destroy a breeding site or resting place of an otter or to deliberately or recklessly:

- capture, injure or kill an otter.
- harass an otter or group of otters.
- disturb an otter in a holt or any other structure or place it uses for shelter or protection.
- disturb an otter while it is rearing or otherwise caring for its young.
- obstruct access to a holt or other structure or place otters use for shelter or protection, or otherwise deny the animal use of that place.
- disturb an otter in a manner or in circumstances likely to significantly affect the local distribution or abundance of the species.
- disturb an otter in a manner or in circumstances likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for its young.
- damage or destroy a breeding site or resting place of such an animal (whether deliberately or recklessly).
- keep, transport, sell or exchange, or offer for sale or exchange any wild otter (or any part or derivative of one) obtained after 10 June 1994.

https://www.nature.scot/professional-advice/safeguarding-protected-areas-and-species/protected-species/protected-species-z-guide/protected-species-otters

The Eurasian otter is one of 39 species of mammal listed in the UK List of Priority Species and Habitats in the UKBAP and the more recent UK Post-2010 Biodiversity Framework (2012).

Legal Status of Birds

All wild birds in Scotland are protected under the Wildlife and Countryside Act 1981 and some rare and vulnerable species are afforded further protection through amendments to this act. NatureScot list the offences in breach of the legislation as below.

For any wild bird species, it is an offence to intentionally or recklessly:

- kill, injure or take a bird.
- take, damage, destroy or interfere with a nest of any bird while it is in use or being built.
- obstruct or prevent any bird from using its nest.
- take or destroy an egg of any bird.

For any wild bird species listed on Schedule 1, it is an offence to disturb:

- any bird while it is building a nest.
- any bird while it is in, on, or near a nest containing eggs or young.
- any bird while lekking (displaying).
- the dependent young of any bird.

For any wild bird species listed on Schedule 1A, it is an offence to intentionally or recklessly harass any bird.

For any wild bird species listed on Schedule A1, it is an offence to intentionally or recklessly take, damage, destroy or interfere at any time with a nest habitually used by any bird.

It is also an offence to:

- possess or control a living or dead wild bird.
- possess or control an egg of a wild bird (or any such derivatives).
- knowingly cause or permit any of the above acts to be carried out.

There are additional offences in relation to:

- use of prohibited methods of killing or taking wild birds.
- the sale of live and dead wild birds listed on Schedule 3.
- the registration and keeping of captive wild birds listed on Schedule 4.

Exceptions to these offences include the shooting of certain Schedule 2 species outside the closed season.

(https://www.nature.scot/professional-advice/safeguarding-protected-areas-and-species/protected-species/protected-species-z-guide/protected-species-birds)