

Staffin Community Trust
Church of Scotland Annexe
Staffin
Isle of Skye
IV51 9JX

Neil MacLeod
Marine Scotland
375 Victoria Road
Aberdeen
AB11 9DB
Cc ^[Redacted]
cc Hugh Ross, Staffin Community Trust ^[Redacted]

26 February 2026

Request for Variation to vary the design layout and extend the expiry date of Marine Licence ref MS-00010741

Dear Mr MacLeod,

Further to our recent screening opinion ref SCR-0118, Staffin Community Trust request a variation in design layout & extension of expiry date of MS-00010741 for improvement works at Staffin Harbour, Isle of Skye.

Works commenced on the 6th March 2024 with the construction of the hardstanding, upon which have been built 7 No. business units and space provided for the Trust's boat haulage & storage facilities. The project is well known in Holyrood and is seen as an exemplar & innovative community led project with 16 new jobs now reliant on the new shore based facilities built to date with money from Scottish Government infrastructure & marine funding streams. However it is very unlikely we will have secured enough funding to complete the development before the current Marine Licence expiry date of 31st May 2026, as such we **request an extension of 4 years for up to £2million worth of construction work** which will comprise of phases 3 & 4 as shown on attached plan ref 'JG5739 Construction Phases 1 to 7'. Thereafter and before the new expiry date, or on receipt of suitable funds to continue with later phases, we will request another screening opinion and then request further extension for remainder of works. Timescales will be dependant on available funding.

We also **request a variation in design layout** which has arisen after the detailed design process highlighted the vulnerability of the proposed breakwater to storms from a certain direction. Staffin Community Trust cannot afford to build a larger breakwater so the decision was made to vary the design such that the project remains on budget and avoids the worst impacts from storms, please see the justification statement on drawing JG5462 rev02 for a more detailed explanation. Importantly note that the same quantities of materials are proposed and all within the existing Marine Licence boundary.

Project details as follows;

Location

The proposed SCH development is located at the Staffin Community Harbour in Òb nan Ron, Garafad, Staffin, IV51 9JS in the north of Skye and has a grid reference of NG494 681 See attached JG5738 Location Plan.

The development is not part of a Statutory Harbour Authority.

Description of Proposed Works to be Varied & Extended

Drawing JG5462 rev02 provides a comparison plan and justification statement for the variation to the existing approved layout ref MS-00010741. The project components retain the same quantities of materials and lie within the same approved Marine Licence boundary and

comprise of construction of a hardstanding, construction of a breakwater, construction of a slipway, installation of pontoons & associated moorings and removal of part of existing breakwater. Aside from the varied layout the main differences of the variation are the retention of part of the existing breakwater (less removal), and the introduction of underwater rock pecking (underwater noise) which are covered in the BWCMS & CEMD.

Regulated Activities

Construction of new breakwater, construction of slipway, construction of hardstanding & removal of part of existing breakwater, as follows;

New Breakwater: One of the main aims of the project is to create sheltered berthing. This requires the construction of a breakwater using rock armour & rock fill. The curved breakwater has a centreline length of approximately 164 metres. The seaward end is located in water depths of -3.5 metres CD and the maximum height is +9.5 metres CD. The curved design provides a sheltered area for the pontoons and slipways respectively.

Rock armouring has been sized taking account of the detailed analysis & modelling of wave energy at various locations along the breakwater, as shown in attached Wallace Stone drawing 2297 – 301A (breakwater general layout).

Pontoons; To provide secure berthing floating pontoons are proposed. These will be able to accommodate up to 12 boats of up to 12m LOA. Provision has been made for a further 10 small open boats (i.e. dinghies and tenders) on the rear side of the berth. The pontoons will be accessible from the parking area over the new hardstanding with galvanised steel bridge structure linking the pontoons to the hardstanding as shown in attached Gaelforce drawing M-11731-001 (pontoon GA). The pontoons will include a water supply, electrical hook-up points and a fuel berth supplied with marine diesel from a storage facility on the hardstanding. Three pontoon decking surface options were proposed namely timber, composite, and GRP Mini Mesh during the PAC. The preferred option was GRP Mini Mesh as it does not get slippery when wet, this will therefore be utilised for the pontoons.

Slipways; A new 10m wide and 66 metre long concrete slipway with a slope gradient of 1 in 9 will be constructed, the last 8m of the slipway will be below MLWS and constructed using precast concrete sections, and will allow for launching & recovery of boats during low to mid tide. See drawing 2297- 401 (slipway GA).

The existing slipway will be left in situ as it will continue to be of use for temporary berthing & small craft launch & recovery. On removal of part of the existing breakwater the existing slipway will be modified to tie into the proposed new slipway as per drawing 2297-401.

Hardstanding; To increase the area available for development an area of 2550m m² will be reclaimed from the sea to a height of +7.35m CD. The area to be built up is to the north of the existing hardstanding area and will result in approximately 5170m² total area for onshore harbour facilities upon which 7 business units have already been built and several boats hauled ashore for repair & winter storage. The intent is to have two separate onshore areas, one for general public use and another for harbour users. This should exclude non-harbour traffic from the harbour area will help to ensure safe use of harbour facilities.

Removal of part of existing breakwater; the southern part of the existing breakwater will remain in situ and will form the western edge of the hardstanding. The northern 63 metres of the existing breakwater will be carefully dismantled after the new breakwater construction has progressed enough to provide shelter for the dismantling works with reduced risk of fines washout. All the rock armour & rock fill from the dismantling will be re-used in the new breakwater. Steel from existing berthing structure will be disposed of & recycled. See Wallace Stone drawing 2297 – 131B (existing breakwater demolition).

Environmental Impacts

See attached;

- CEMD V3 (construction environmental management document),
- BWCMS Rev:03 12.6.2025 (breakwater construction method statement)
- drawing JG5739 (Construction Phases 1 to 7)
- EIAR Volume 1: Non-Technical Summary
- EIAR Volume 2: Main Assessment
- EIAR Volume 3: Appendices

Significant Effects

Removals;

- rock armour & core fill 9000 cu.m (part of existing breakwater & to be re-used in new breakwater.)
- Steel 20 ton, berthing structure
- concrete 100 tons, base of berthing structure

Deposits;

- Steel 150 ton, pontoon frames, anchors & chains, mooring rings, slipway levelling bars, handrails, pontoon walkway
- Timber 15 ton, pontoon fendering, slipway drying out poles
- Plastic & synthetics 30 ton, nav buoys, pontoon decks, pontoon floats, ducts, culverts, pipe, pontoon fendering
- Concrete 900 ton slipway, retaining walls, outfall
- Sand 1000 ton (rock fill fraction)
- Gravel 2200 ton (rock fill fraction)
- Cobbles 40,000 ton (rock fill)
- Boulders 40,000 ton (rockfill & armour)
- Tarmac 150 sq.m

Temporary structures;

- Timber 10 tons
- Plastic/synthetic 4 tons

All materials transported to site by road.

All plans & documents listed above can be viewed on the cloud here;

https://drive.google.com/drive/folders/1jC2KfxvW_eQe5Uy1Ni1HP2J2liG4lybR?usp=sharing

Please do not hesitate to contact me if you require any further information, otherwise we look forward to receiving your invoice for £2960.00 application fee in due course, please can you make this out to 'Staffin Community Trust, Church of Scotland Annex, Staffin, Isle of Skye IV51 9JX.'

Regards

Jock Gordon

[Redacted]

(for Staffin Community Trust)