

Our Ref: JM/DW/136625/002
Date: 05th November 2020

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Dear Naomi,

THE MARINE WORKS (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2017 (AS AMENDED) (EIA REGULATIONS)

PROPOSED STRANRAER MARINA EXPANSION WORKS - REQUEST FOR SCREENING OPINION

Fairhurst have been instructed to request a formal Environmental Impact Assessment (EIA) Screening Opinion for the proposed expansion works at Stranraer Marina. These works include a new Marina layout with a total of approximately 223 berths; increased dredging and breakwaters to accommodate new marina layout; an area of reclaimed land onto the south east; proposed water sports building; extension to boatyard; extension to the overspill car park; proposed new pavilion; extension to reception building; proposed ancillary buildings; proposed restaurant/ bar and a proposed new bridge. The screening request was submitted on 13th October 2020.

Fairhurst are writing in response to the email from Marine Scotland dated 27th October 2020. The email from Marine Scotland requests that additional information is provided, in accordance with the Marine Works EIA Regulations to allow the Scottish Ministers to adopt a Screening Opinion. Therefore, please see below further details and for clarity, the previous letter has been attached.

- 1. Regulation 10(2)(a):** *“(2)(a) a description of the location of the proposed works, including a plan sufficient to identify the area in which the works are proposed to be sited;”*

Please update the EIA Marine Scotland Screening Letter with a diagram(s) to clearly display the area of land reclamation and to include the location of the potential second breakwater.

Attached to this letter are three drawings that clearly display the area of land reclamation and to include the location of the potential second breakwater

- 136625-OBC-003 shows the arrangement with the existing breakwater extended;
- 136625-OBC-004 shows the arrangement with additional breakwaters; and
- 136625-OBC-005 shows typical cross sections through the reclaimed area showing the potential retaining structure.

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2. **Regulation 10(2)(b):** “(2)(b) a description of the proposed works, including in particular
(i) A list of all the regulated activities which are proposed;

Please update the EIA Marine Scotland Screening Letter with the explicit inclusion of the land reclamation aspect.

It is proposed to reclaim the land in the eastern corner of the site by using the dredged material, which will provide the additional car parking required for the marina and also a new parkland to complement Agnew Park with a small pavilion and play area. Therefore, the land reclamation aspect has been inserted into the title of this proposal:

“Description of the Proposed Development

The proposed development consists of a number of elements, which are detailed on the attached Stranraer Marina Expansion Review. The proposals include development both on land and marine-based, which consist of the following:

- Revised layout of the marina, with the inclusion of an additional 185 new berths;
- Increased dredging and breakwaters to accommodate new marina layout;
- Reclaimed land using dredged waste is to be created in the eastern corner;
- Proposed water sports building;
- Extension to boatyard;
- Extension to the overspill car park;
- Proposed new Pavilion;
- Extension to reception building;
- Proposed ancillary buildings;
- Proposed Restaurant/ Bar; and
- Proposed new bridge”.

3. **Regulation 10(4)(a):** “(4) The information referred to in paragraph (2) is to be compiled taking into account, where relevant— (a) the selection criteria set out in schedule 3;”

Schedule 3 1(a) of the EIA Regulations: “the size and design of works”

Please update the EIA Marine Scotland Screening Letter with details on the size and design of the proposed land reclamation, including the ‘retaining structure’ and both the proposed and the potential additional breakwaters.

Please see below and attached further information as requested:

- The length of the retaining structure is approximately 200 linear metres.
- The area of land reclamation is approximately 18,200 square metres
- The length of the breakwater extension shown in drawing 136625-OBC-003 is approximately 40 linear metres; and
- The length of the new breakwaters shown in drawing 136625-OBC-004 are approximately 80 linear metres each.

4. **Historic Environment.** Consideration has not been given to the cultural heritage aspects of the marine environment, nor any potential mitigation suggested in the instance that any historic assets are discovered. It is recommended that possible effects on historic assets be considered.

The cultural heritage aspects of the marine environment was not considered in the screening request as the site is not located within any designated marine areas, which includes any ‘Scottish Historic Marine Protected Areas’ according to Historic Environmental Scotland. However, it is considered that best working methods will be undertaken during construction. This includes if any discoveries of historic significance are made when working in the marine environment, Historic Environment Scotland will be notified immediately.

Summary

It remains to be concluded that the proposed development is of a scale, location, and nature, which would not have a significant adverse environmental impact and therefore an EIA is not required.

It should be noted that a screening opinion has been sought from Dumfries and Galloway Council and has been done at the same time that a screening opinion has been sought from Marine Scotland. At the time of writing, no response has been received.

Fairhurst consider that as the requested additional information has been provided, the Scottish Ministers will be in a position to adopt a screening opinion.

I trust the above is self-explanatory but should you have any further queries please do not hesitate to contact me.

Yours sincerely

[Redacted]

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Attached:-

- 136625-OBC-003 shows the arrangement with the existing breakwater extended;
- 136625-OBC-004 shows the arrangement with additional breakwaters; and
- 136625-OBC-005 shows typical cross sections through the reclaimed area showing the potential retaining structure.
- Fairhurst Letter dated: 13th October 2020.