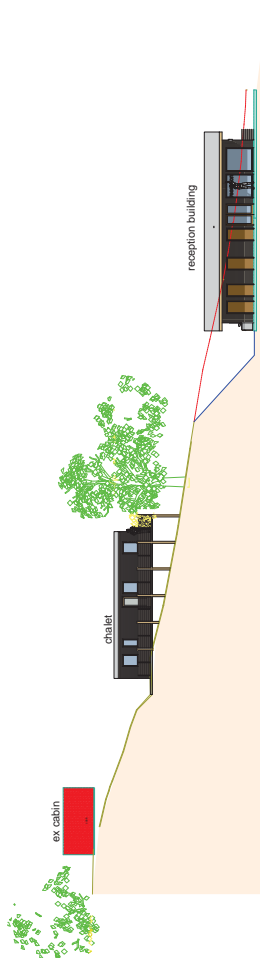
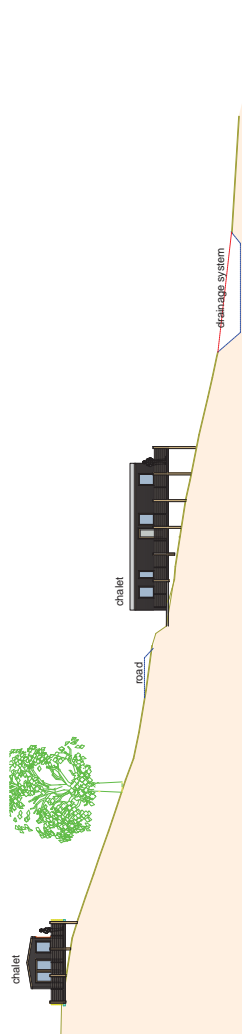


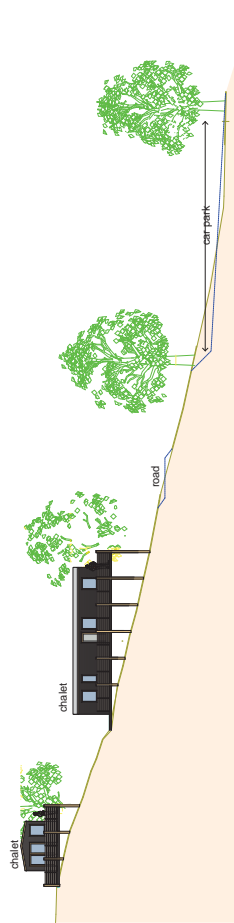
S-25 Long section thru road 1:200



S-21 Section 1:200



S-23 Section 1:200



S-22 Section 1:200



S-24 Section 1:200

Project 4-2022			
PROPOSED HOLIDAY PARK AT			
PENGOON VILLAGE			
BANTPACE			
TOTAL			
site sections			
Drawn by	CC	Drawn Size	A1
McFARLANE CURRAN			
BUILDING DESIGN			
12 KILMA STREET, CO. DUBLIN			
TEL: 01761 232323			
EMAIL: cdm@mcflandcurran.co.uk			
Rev	01/01/2018	Rev	4/05/2018

Environmental Impact Assessment (Scotland) Regulations 1999 Screening Opinion

Part 1 (For use in all screening opinions)

Development:	Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage
Location:	Land To The South West Of Denovan House, Denny
Reference No:	P/15/0022/FUL
<p>Reason for classification as Schedule 2 Development (see Schedule 2 of EIA Regulations) Description of development from Column 1:</p> <p>12(c) Holiday villages and hotel complexes outside urban areas and associated developments;</p> <p>Applicable Thresholds/Criteria from Column 2</p> <p>The area of the development exceeds 0.5 hectare</p>	
<p>Consideration of Whether Development has Significant Environmental Effects (see Schedule 3 of EIA Regulations)</p> <p><u>1. Characteristics of development</u> (having regard to: size; cumulative effects; use of natural resources; production of waste; pollution and nuisances; risk of accidents)</p> <p>The site area is 1.32 ha which is not large and the proposal is to intersperse cabins and camping pods among the existing trees; there are no similar proposals in the immediate locality although there have been a number of new house proposals locally; There may be some use of natural resources in the construction of the chalets while there will some loss of trees on site; minimal pollution and accident risk.</p> <p><u>2. Location of development</u> (having regard to: existing land use; relative abundance, quality and regenerative capacity of natural resources in the area; absorption capacity of the natural environment; areas in which the environmental quality standards laid down in community legislation have already been exceeded; densely populated areas; landscapes of historical, cultural or archaeological significance)</p> <p>The site is a designed landscape and is within the grounds of a listed building. This is a locally sensitive location with historic and cultural significance but it does not come within the definition of sensitive areas under regulation 2(1) of the Environmental Impact Regulations. The trees on site are capable of regeneration and the natural environment is capable of absorbing a sensitively designed proposal. The area is unlikely to have exceeded environmental quality standards laid down in community legislation. The area is not densely populated, being a countryside location.</p>	

3. Characteristics of the potential impact (having regard to: the extent of the impact; the transfrontier nature of the impact; the magnitude and complexity of the impact; the probability of the impact; the duration, frequency and reversibility of the impact. The proposal potentially has an impact on the environment locally due to the density of the proposed cabin development; the impact is likely, though this can be ameliorated if sensitively designed and is potentially reversible.	
EIA required? (i.e. is development likely to have significant environmental effects?)	No
Reasons: While there is potential for the proposal to have some impact on the designed landscape and listed building within the site, though the effects would be confined to the site itself which is not large in size. The impact of the proposal is capable of amelioration. The effects are assessed as not significant.	

Part 2 (For use in more complex screening opinions)

Further detail on the assessment against the Schedule 3 criteria is provided below:

1. CHARACTERISTICS OF THE DEVELOPMENT	Yes/no Briefly describe
(a) Size of the development	
Will the development be out of scale with the existing environment?	Potentially
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, provision of new water supply, generation or transmission of power, increased housing and sewage disposal)?	Yes, new access road, power and water supplies
(b) Cumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	No
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	No
(c) Use of natural resources	
Will construction or operation of the development use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply? • land (especially undeveloped or agricultural land)? • water? • minerals?	Yes

<ul style="list-style-type: none"> • aggregates? • forests and timber? • energy including electricity and fuels? • any other resources? 	
(d) Production of waste	
<p>Will the development produce wastes during construction or operation or decommissioning?</p> <ul style="list-style-type: none"> • spoil, overburden or mine wastes? • municipal waste (household and/or commercial)? • hazardous or toxic wastes (including radioactive)? • other industrial process wastes? • surplus product? • sewage sludge or other sludges from effluent treatment? • construction or demolition wastes? • redundant machinery or equipment? • contaminated soils or other material? • agricultural wastes? • any other solid wastes? • liquid or solid wastes in suspension? 	Yes, mainly construction waste and municipal waste, though not of significant quantities.
(e) Pollution and nuisances	
<p>Will the development release pollutants or any hazardous, toxic or noxious substances to air?</p> <p>Emissions from:</p> <ul style="list-style-type: none"> • combustion of fossil fuels from stationary or mobile sources? • production processes? • materials handling including storage or transport? • construction activities including plant & equipment? • dust or odours from handling of materials including construction materials, sewage & waste? • incineration of waste? • burning of waste in open air (e.g. slash material, construction debris)? • any other sources 	Any limited pollution or nuisance should be confined to the construction phase.
<p>Is there a potential risk from:</p> <ul style="list-style-type: none"> • leachates? • Escape of wastes or other products/by-products that may constitute a contaminant in the environment? 	No
<p>Will the development cause noise and vibration or release of light, heat energy or electromagnetic radiation?</p> <ul style="list-style-type: none"> • from operation of equipment e.g. engines, ventilation plant, crushers? • from industrial or similar processes? • from blasting or piling? • from construction or operational traffic? • from lighting or cooling systems? 	Only likely to be noise and vibration during construction phase

<ul style="list-style-type: none"> • from sources of electromagnetic radiation (effects on nearby sensitive equipment as well as people)? • from any other sources? 	
(f) Risk of accidents, having regard in particular to substances technologies used	
<p>Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?</p> <ul style="list-style-type: none"> • from explosions, spillages, fires etc from storage, handling, use or production of hazardous or toxic substances? • from events beyond the limits of normal environmental protection e.g. failure of pollution control systems? • from any other causes? • could the development be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslip, etc)? 	No
<p>Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?</p> <ul style="list-style-type: none"> • use of hazardous or toxic substances ? • potential changes in occurrence of disease or effect on disease carriers (e.g. insect or water borne diseases)? • effect on welfare of people (e.g. change of living conditions) • effects on vulnerable groups (e.g. the elderly)? 	No
Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the development	
<ul style="list-style-type: none"> • permanent or temporary change in land use, landcover or topography including increases in intensity of land use? • clearance of existing land, vegetation & buildings? • Peat land disturbance and/ or degradation leading to;carbon release, damage to habitats, affecting land stability or hydrology? • creation of new land uses? • pre-construction investigations e.g. boreholes, soil testing? • construction or demolition works? • temporary sites or housing for construction workers? • above ground buildings, structures or earthworks 	Yes, through some changes in land use, creation of a service road and some clearance of trees and vegetation

<p>including linear structures, cut & fill or excavations?</p> <ul style="list-style-type: none"> • underground works including mining or tunnelling? • reclamation works? • dredging? • coastal structures (seawalls, piers)? • offshore structures? • production and manufacturing processes? • facilities for storage of goods or materials? • facilities for treatment or disposal of solid wastes or liquid effluents? • facilities for long term housing of operational workers? • new road, rail or sea traffic during construction or operation? • new road, rail, air, waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc? • closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements? • new or diverted transmission lines or pipelines? • impounding, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers? • stream crossings • abstraction or transfers of water from ground or surface waters? • changes in waterbodies or the land surface affecting drainage or run-off? • transport of personnel or materials for construction, operation or decommissioning? • long term dismantling or decommissioning or restoration works? • ongoing activity during decommissioning which could have an impact on the environment? • influx of people to an area either temporarily or permanently? • introduction of alien species? • loss of native species or genetic diversity? • any other changes? 	
2 LOCATION OF THE DEVELOPMENT	
(a) Existing land use	
Are there existing land uses on or around the location which could be affected by the development, e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, water catchments, functional floodplains, mining or quarrying?	Yes
Are there any areas on or around the location	No

which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected?	
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	Yes
(b) Relative abundance, quality and regenerative capacity of natural resources in the area	
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development? <ul style="list-style-type: none"> • groundwater resources • surface waters • forestry • agriculture • fisheries • tourism • minerals 	No
(c) Absorption capacity of the natural environment	
Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?	Designed Landscape and B listed building protected under local designations.
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology <ul style="list-style-type: none"> • wetlands, watercourses or other waterbodies • the coastal zone • mountains, forests or woodlands • nature reserves and parks 	No
Are there any areas on or around the location in which species and habitats of Local Biodiversity Action Plan importance are present?	None identified
Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?	None identified
Are there any inland, coastal, marine or underground waters on or around the location which could be affected?	No
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No

Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	Site is a Designed Landscape of local significance
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	Access to the site is from an unimproved country road so some local traffic impact is likely
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	No
Is the development in a location where it is likely to be highly visible to many people?	No
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	Denovan House, a B listed building, is adjacent to the site
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?	A disused sand quarry is located about half a mile to the east.
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	No
CHARACTERISTICS OF THE POTENTIAL IMPACT	
(a) Extent of the impact	
Will the effect extend over a large area?	No
Will many people be affected?	No
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact?	No
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No
Will the effect be unusual in the area or particularly complex?	No
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	No
Will valuable or scarce features or resources	Some impact on designed landscape, of

be affected?	which there are relatively few examples locally
Is there a risk that environmental standards will be breached?	No
Is there a risk that protected sites, areas, features will be affected?	Some risk to the designed landscape and listed building
(d) Probability of the impact	
Is there a high probability of the effect occurring?	Yes
Is there a low probability of a potentially highly significant effect?	Yes
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes
Will the effect be permanent rather than temporary?	Permanent
Will the impact be continuous rather than intermittent?	Continuous
If intermittent, will it be frequent rather than rare?	n/a
Will the impact be irreversible?	No
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No