

Your Ref:

Our Ref: 21/1864/SCR

Date: 17 January 2022

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**Request for screening opinion (Under Environmental Impact Assessment)  
(Scotland) Regulations 2017**

**PROPOSAL:** SCREENING OPINION REQUEST MADE UNDER THE TOWN  
AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT  
ASSESSMENT) (SCOTLAND) REGULATIONS 2017 IN  
RESPECT OF PARTIAL USE OF AGRICULTURAL LAND TO  
ACCOMMODATE A RIFLE RANGE, FACILITIES BUILDING AND  
LIMITED HARDSTANDING INFRASTRUCTURE  
**LOCATION:** Over Cassock, Langholm

Dear Sir/Madam

I refer to the above noted development, submitted to the Council on 2 September 2021. Under the provisions of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, the proposed development falls within Schedule 2 (Category 13 – any change to or extension of development of a description mentioned in paragraphs 1 to 12)

The requirement for EIA is dependent on whether or not the Council as Planning Authority considers the proposed development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location, taking into account the selection criteria in Schedule 3 of the Regulations (or Annex A of Circular 1/2017) and the available results of any relevant assessment.

Considering the information submitted with your application, and having regards to the selection criteria contained in Schedule 3 of the regulations relating to the

characteristics of the development, the location of the development and the characteristics of the potential impact as well as any proposed mitigation measures, it is the view of the Council as planning authority that the proposed development **unlikely** to have significant impacts on the environment and will therefore **not require EIA**.

In accordance with Regulation 7 (2), the reasons for this, taking account of the selection criteria contained in Schedule 3 are as follows:

*Characteristics of the Development:*

- a) *Scale of the development* - The proposed development will be located in a remote rural area.
- b) *Use of natural resources* - The construction of the proposed development will require the use of fuels, energy and aggregates.
- c) *Production of waste* - Wastes are likely to be produced during construction and operation.
- d) *Pollution and nuisances* - Potential for dust during the construction phase, along with vibration and light pollution. Potential for fuel spillage; potential for watercourses to be contaminated by soil. Potential for noise during operations.
- e) *Risk of major accidents and/or disasters which are relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge* - There will always be risks as a result of construction and operation works.
- f) *Risks to human health* – Storage of fuels.

*Location of Development:*

- a) *Existing land use* – Agricultural area of land in remote rural area.
- b) *Relative abundance, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its surround* – NA.
- c) *Absorption capacity of the natural environment* – No noted sensitive/scheduled or protected areas nearby.

*Characteristics of the potential impact:*

The likely significant effects of the development as considered above has taken the following into account:

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved development;
- (h) the possibility of effectively reducing the impact.

*Mitigation:*

Mitigation measures shall include:

- Development would be sited and designed carefully around environmental and technical considerations.

In summary, following consideration of the proposal against the relevant Schedule 3 criteria, it is considered that an Environmental Impact Assessment is **not required** in this case.

Should you require any further information please contact Chris McTeir on the above number.

Yours faithfully,

***Robert Duncan***

Team Leader (Major Applications)