

EIA SCREENING CHECKLIST

TITLE AND ADDRESS OF PROPOSAL

Decision: EIA required/EIA not required (Delete as appropriate)

Section 1: Project Information

Please Describe	
Address or location of proposed development	Aberdeen Beachfront
Site area (hectares)	53 (approx.)
Brief description of the proposed development	Masterplan-led redevelopment of Aberdeen Beachfront.
Type of Application (please tick)	<input type="checkbox"/> Application for planning permission
	<input checked="" type="checkbox"/> Application for planning permission in principle
	<input type="checkbox"/> Application for the approval of matters specified in conditions
	<input type="checkbox"/> Other permissions – please state: Marine License (via Marine Scotland)

Section 2a: Single Stage Consent Application (complete where relevant)

Yes/No – Please Describe	
Is the proposed development of a type listed in Column 1 of Schedule 2?	Yes
Is the proposed development to be located within a 'sensitive area'?	No
Does the proposed development meet any of the relevant thresholds and / or criteria in Column 2 of Schedule 2?	Yes

Section 2b: Multi Stage Consents (complete where relevant)

Where the proposed development is of a type listed in Column 1 of Schedule 2 and either:

- is located wholly or in part within a sensitive area; or
- meets any of the relevant thresholds and / or criteria in Column 2 of Schedule 2

it will be necessary to consider whether the proposed development is likely to have significant environmental effects. In determining whether a proposed development is likely to have such effects, account must be taken of the selection criteria in Section 3 of this checklist.

Yes / No – Please Describe	
Does the proposed development change or extend development described in Column 1 of Schedule 2?	Yes (extension of “Urban development project”...)
Does the application concern development to be located within a sensitive area?	No
Does the development as changed or extended meet or exceed any of the relevant thresholds and / or criteria in Column 2 of Schedule 2?	Yes
Is the proposed development of a type listed in Column 1 of Schedule 2?	Yes

Where an application for a proposed development is part of a multi stage consent and it changes or extends development described in Column 1 of Schedule 2, and where either:
- it is located wholly or in part within a sensitive area; or
- the development as changed or extended meets any of the relevant thresholds and / or criteria in Column 2 of Schedule 2
it will be necessary to consider whether the proposed development is likely to have significant environmental effects. In determining whether a proposed development is likely to have such effects, account must be taken of the selection criteria Section 3 of this checklist.

Section 3: Selection Criteria for Screening Schedule 2 Development

There are two stages to this section of the checklist:

- First, identifying the potential impacts of the proposed development based upon the characteristics of the development and its location.
- Secondly, considering whether significant environmental effects are likely based upon the characteristics of the potential impacts.

The selection criteria in this section meet the requirements of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 – Schedule 3 for screening Schedule 2 development.

Selection Criteria	Yes/No	Briefly describe potential impact	Is this likely to result in a significant effect? Please explain
1. Characteristics of the Development			
(a) Size and design of the development			
Will the proposed development be out of scale with the existing environment?	No	Proposals will include uses which are already present within the surrounding area, and on land compliant with planning policy (sports and recreation use). Scale will be largely in keeping with existing development, with arguably the largest part of the development proposals (stadium) effectively being a relocation from c400m away.	No – the proposals include development/uses which are already present on and adjacent the site.
(b) Cumulation with other existing and/or approved development			
Will the proposed development lead to further consequential development or works?	No	Proposed masterplan sets out the level of development works.	No development beyond masterplan envisioned. Any consequential works will likely be minimal and public realm-associated, and in keeping with proposed development.
Are there potential cumulative impacts with other existing development, approved developments or developments the subject of valid applications?	No	No known forthcoming development within immediate surrounding area.	No cumulative impacts arising from adjacency to other developments.
Should the application for the proposed 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	Masterplan includes all proposed development within the beachfront area. It is anticipated that each individual 'development' within the masterplan will proceed to separate AMSC applications in the future.	No
(c) Use of natural resources, in particular land, soil, water and biodiversity			

Selection Criteria	Yes/No	Briefly describe potential impact	Is this likely to result in a significant effect? Please explain
Will the proposed development use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Yes	The proposals largely replace existing uses on site and within the surrounding area, with additional development proposed on land at Kings Links which is identified for sports/recreational use, however it is not considered that such land is in particularly short supply. Similar levels of resources and materials will be utilised by the proposals as by existing uses. The project will promote a low/zero carbon approach.	No
(d) Production of waste			
Will the construction, operation or decommissioning of the proposed development produce wastes?	Yes	It is not considered that the construction, operation or decommissioning of the proposals will produce any abnormal wastes, being largely sport and recreational development, with associated recreation and public realm interventions.	No.
(e) Pollution and nuisances			
Will the construction, operation or decommissioning phases of the proposed development release pollutants or any hazardous, toxic or noxious substances to the air?	Yes	No.	No

Selection Criteria	Yes/No	Briefly describe potential impact	Is this likely to result in a significant effect? Please explain
Will the construction, operation or decommissioning of the proposed development lead to risk of contamination of land or water from releases of pollutants?	Yes	No.	No
Will the construction, operation or decommissioning phases of the proposed development cause noise, vibration or the release of light?	Yes	The construction phase will result in noise generation from construction vehicles and machinery. The operational phase will not cause notable noise, vibration or release of light significantly beyond that already present from existing uses at the site and within the surrounding area.	No – effects not considered to be significant, and largely consistent with existing effects. Any impacts can be managed and mitigated through planning controls.
(f) 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			
Will there be any risk of accidents during construction, operation or decommissioning of the proposed development which could affect the environment or human health?	Yes	All risks of accidents will be appropriately managed to limit risk to health and safety as well as the environment. Any risks will be appropriately managed and mitigated. The proposals include the significant reduction of vehicular traffic along the Esplanade and part of the Beach Boulevard.	No – no abnormal construction risks are anticipated. Operational phase will have limited to no risk of accidents beyond that currently experienced given existing uses/development on site or adjacent. Any risks can and will be appropriately managed and mitigated in line with standard approaches and methods.
(g) Risk to human health			

Selection Criteria	Yes/No	Briefly describe potential impact	Is this likely to result in a significant effect? Please explain
Will the construction, operation or decommissioning phases of the proposed development involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health?	Yes	Standard construction materials and materials used could pose harm to human health and/or the environment. All risks will be appropriately managed to limit any adverse impact. No operational risk is anticipated. Energy Centre proposals may form part of masterplan, but not anticipated to include anything harmful to human health.	No – limited construction risk which will be appropriately managed and de-risked. No operational risk anticipated.

Schedule 3 Selection Criteria	Yes/No	Briefly describe potential impact	Is effect likely to result in a significant effect? Please explain
Location of the Development			
(a) Existing and approved land use			
Are there existing and/ or approved land uses in the locality of the proposed development site which could be affected by the proposed development?	No	Limited operational impact on adjacent land uses, which are largely consistent with the proposals (i.e. sport/recreation).	No
(b) Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground			
Are there any areas on or around the location of the proposed development and its underground which contain important, high quality or scarce resources which could be affected by the proposed development?	No	No known important, high quality or scarce resources within, adjacent or under the site.	No
(c) Absorption capacity of the natural environment			

<p>Are there any areas on or around the application site that are protected under international or national legislation for their ecological, landscape, cultural heritage or other value which could be affected by the construction, operation or decommissioning of the proposed development?</p>	<p>Yes</p>	<p>The only statutory protection on the wider site is the B-Listed Ballroom, with its refurbishment forming a key part of the Masterplan proposals. There are no other sites protected by international or national legislation. The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) is located off the coast, however, given the scale of development is broadly similar to that existing on the site and within the surrounding area, it is anticipated that the low profile and low operational impact of the development will result in no significant adverse impacts. It is anticipated that the only aspect of development which will come within proximity of the SPA (but remain outwith) will be the Pier element of the proposals, which itself is not anticipated to pose any risk to the integrity of the SPA.</p>	<p>Potentially – it is proposed to undertake appropriate Ecological assessments (including input to Habitat Regulation Assessment / Appropriate Assessment as required) to consider impact of the Pier on the adjacent SPA, albeit it is not proposed that any Pier structure will project into the SPA area.</p> <p>It is noted that Marine License will be required separately for such Pier works.</p>
<p>Are there any other areas on or around the location which are important or sensitive for reasons of their ecology which could be affected by the proposed development? Particular attention should be paid to the following areas: wetlands, riparian areas, river mouths; (ii)coastal zones and the marine environment;</p>	<p>Yes</p>	<p>To the north of the site is the Donmouth Local Nature Reserve, and to the South of the site is the River Dee Special Area of Conservation. There is considered to be sufficient separation between the proposals and the Donmouth Nature Reserve (1km+) and the</p>	<p>No</p>

(iii) mountain and forest areas; (iv) nature reserves and parks.		River Dee Special Areas of Conservation (1km+). Given the distance from the site and proposed developments, it is not considered that the Masterplan proposals will have any notable impact upon these LNR or SAC.	
Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora which could be affected by the proposed development?	No	Not known at present but will be subject to appropriate survey.	No
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources which could be affected by the proposed development?	No	No known groundwater source protection zones or similar.	No
Are there any areas on or around the location of the proposed development where environmental quality standards are already exceeded which could be affected by the proposed development?	No	There are no anticipated impacts upon areas exceeding environmental quality standards.	No
Are there any areas on or around the location which are densely populated which could be affected by the proposed development?	Yes	Given the masterplan site sits at the Beachfront to the east of the city centre, the land to the immediate west of the wider site is largely residential and densely populated. However, as the proposals are for uses which are currently existing within the site and surrounding area (sport, recreation, public realm), no significant adverse impacts upon	No

		the settlement or residents are anticipated.	
Is the proposed development in a location where it is likely to be visible to many people?	Yes	The proposed development will be visible from multiple viewpoints. However, given the proposed uses are currently present on the site or within the surrounding area, no significant adverse impacts are anticipated.	Not significant, however visual assessment will be undertaken as part of the planning process.
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 by the proposed development?	Yes	The site is known to contain core path routes and recreation grounds and facilities. All core path routes will be preserved and improved, and facilities will be enhanced.	No – indeed the proposals include the removal of vehicular traffic to parts of the Esplanade etc, thereby improving active and recreational access.
Are there any areas of local landscape or scenic value on or around the location which could be affected by the proposed development?	No	N/A	No
Are there any areas of features of historic, cultural or archaeological value on or around the location which could be affected by the proposed development?	Yes	The site includes the B-listed Beach Ballroom. Adjacent to the site includes a March Stone on Golf Road (B-listed), and to the west of the site is the B-Listed 'Satropshire' on Constitution Road and (largely obscured by other development) the C-Listed Urquhart Road City Hospital buildings.	No. The refurbishment of the Ballroom forms a key part of the Masterplan proposals, hence a significantly positive impact is anticipated. It is not considered that the adjacent/nearby listed assets will be notably affected.

Is the proposed development location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions?	Yes	The site features some areas susceptible to surface water flooding. All flood risk will be appropriately assessed and managed by the development.	No
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Schedule 3 Selection Criteria

3. Characteristics of the Potential Impact

(a) Magnitude and special extent of the impact (for example geographical area and size of the population likely to be affected)

Will the effect extend over a large geographical area, affecting many people and resulting in social changes, e.g. in demography, traditional lifestyles, employment?

No – The proposals are largely contained within the Masterplan location.

(b) Nature of impact

Is the development located within or close to any other areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which would be significantly affected by the development?

No – Although the development is within proximity of protected areas, the impact upon these is considered to be low, given the nature and extent of the proposed development.

(c) Transboundary nature of the impact

Will there be any potential for transboundary impact?

No

(d) Intensity and complexity of the impact

Is there a risk that environmental standards will be breached?

No

(e) Probability of the impact

Is there a high or low probability of a potentially highly significant effect?

There is considered to be a low probability of adverse environmental impacts arising from the development, given the proposals are for similar development to that already found on the site and within the surrounding area.

(f) Expected onset, duration, frequency and reversibility of the impact

Will the effect be permanent, continuous or irreversible?

Yes – the proposals are for development to remain in situ in perpetuity.

(g) Culmination of the impact with the impact of other existing and/or approved development

Will the Project have cumulative effects, due to its proximity to other existing or planned Projects with similar effects?

No – there are no known other surrounding notable developments or proposals.

(h) Possibility of effectively reducing the impact

Will there be any significant adverse effects on any aspect of the environment during the construction and operational phases of the development, has the developer included mitigation measures to avoid, prevent, repair or reduce the potential impact?

No. As per covering letter, it is proposed that a suite of technical assessments and surveys would be prepared, which are likely to include mitigation measures as required. In addition, a Construction Management Plan can be prepared in advance of any construction commencing, and this will guide the safe construction of the proposals. Operational phases can be covered by planning conditions as appropriate. No significant adverse effects on any aspect of the environment are anticipated from any phase of the development

EIA is required / EIA is not required (*Delete as required*)