FINAL

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING REPORT

Kintore Flood Protection Study

Project no. 4021839

Prepared for:

Aberdeenshire Council

15th January 2026

Enhancing lives, communities and the environment

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Project no. 4021839 Client's reference no. W763064

1. Introduction

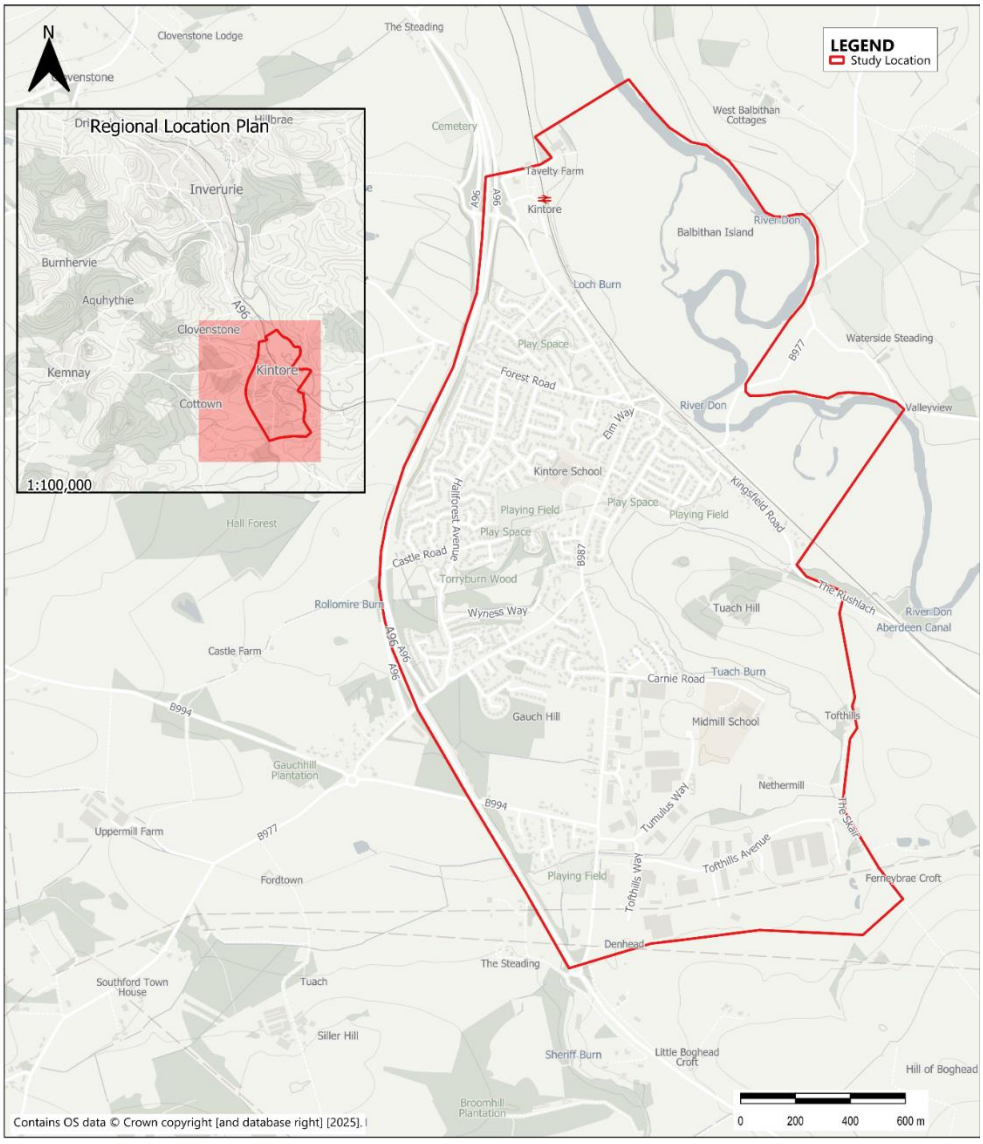
1.1 Scope of Commission

RSK / Binnies was commissioned by Aberdeenshire Council to undertake a Flood Protection Study (FPS) for the town of Kintore. The work was led by RSK's Binnies division with support from CBEC Eco-Engineering. The primary focus of the FPS is to identify the sources of flood risk within the town of Kintore and develop potential options to mitigate the impacts of flooding.

1.2 Study Location

Kintore is located on the River Don approximately 18km to the north-west of Aberdeen city. A location plan showing the study area is shown on **Error! Reference source not found.**. The River Don is the main watercourse through the area, and there are also other minor open watercourses present locally which also comprise the study: the Tuach Burn, Torry Burn, Sheriff Burn and Loch Burn.

Figure 1-1 - Location Plan



1.3 Background and Description of the Scheme

The River Don flows to the east of Kintore, skirting the eastern boundary of the town. The valley here is unconfined and the channel is sinuous. The surrounding floodplain is high value agricultural land which is prone to flooding due to existing pressures from bank erosion and poaching.

Kintore has a long history of flood events that were primarily fluvial but have also included instances of surface water flooding. Table 1 outlines some of the more significant flood events that have been documented in the past decade.

Table 1 – History of flooding in Kintore

Date	Source	Description
08/10/2023	Fluvial	Social media reports of flooding on the road and surrounding fields close to the B977 bridge. The road was flooded due to over land flow in the location of the river bend.
22/10/2023	Fluvial	Social media reports of flooding on Kingsfield Road caused by the backing up of Tuach Burn.
18/11/2022	Fluvial	Social media reports of flooding on Kingsfield Road caused by the backing up of Tuach Burn and the River Don overtopping its banks.
19/11/2022	Fluvial	Social media reports of flooding on Caste Hill under the railway line which prevented pedestrian access.
30/11/2022	Fluvial/unknown	Two local authority records of flooding on 12-22 Northern Road and 85,99,100,101 Kingsfield Road caused by the flooding of Loch Burn and from drains respectively.
05/01/2016	Fluvial	Two local authority records of flooding at Castle Hill and the B977 Bridge due to overtopping of the River Don.
07/01/2016	Fluvial	News article and social media reported flooding of North Road, close to Kintore fish bar. Flood water reached car bumpers parked on the road which is adjacent to Tuach Burn. Likely associated with heavy rainfall from Storm Frank.
07/01/2016	Fluvial	Local authority record of flooding at Tuach burn by Tofthill Ave (Kintore business park) due to Tauch Burn bursting it's banks following high surface runoff following storm Frank.

The proposed options are part of a proposed FPS which is primarily focused on two areas within the town of Kintore that have been identified to be prone to flooding. At the time of writing (20/08/2025), it is unknown which option would be selected, or whether it would be a combination of both proposed options. Therefore, the EIA screening has been completed under the assumption that both proposed options would be selected in order to represent maximum potential works area.

The first area is located to the west of Macallan Road (NJ 78978 15760, centre point of the site), within a Local Nature Conservation Site (LNCS) known as Rollo Mire (Site 92). The LNCS is a non-statutory designated site which is protected through planning policy and is identified within the Aberdeenshire Local Development Plan (2023). Rollo Mire LNCS is notable for marshy grassland, fen and wet woodland habitats, and is also listed as an area of wet marshy grassland on the Scotland Wetland Inventory. The proposed option within this area involves the construction of a new flood defence wall along its eastern boundary to protect residential

properties to the east (shown within Appendix A). The proposed flood defence wall would be approximately 300m long and 1m high.

The second area is located to the southwest of Kintore along Sherrif Burn, to the west of the A96 (NJ 79054 13940) and includes a proposed flood storage area. The construction of the flood storage area would involve some excavation works (full extent currently unknown and subject to further design) and the construction of a new culvert, bund and hydro brake flow control device (shown within Appendix B). The new bund would be approximately 20m long and 1m high. The proposed storage area would be approximately 3000m^2 and would utilise the existing inundation area which is known to flood approximately twice a year under baseline conditions. The formalisation of the storage area would not alter the frequency of which this area floods but would reduce flooding elsewhere to properties currently at risk.

As both proposed options involve land take and changes in land use, it is anticipated that any habitat losses would be mitigated through reinstatement planting and/or the provision of compensatory habitat, which would be informed by further survey efforts.

The purpose of the FPS is to alleviate flooding in these areas by providing a greater standard of flood protection. All proposed options have been designed to a protection standard of 1-100 years.

1.4 Report Outline

The purpose of this report is to assess potential receptors that could be sensitive to the proposed options and to conclude whether an Environmental Impact Assessment (EIA) is likely to be required at the next stage. Furthermore, any further environmental or ecological surveys that may be required at detailed design stage are outlined here.

2. EIA Screening

2.1 Legislative Context

The EIA Directive 2011/92/EU on the assessment of the effect of certain public and private projects on the environment (codification), as amended by EIA Directive 2014/52/EU, sets out the process by which the likely significant effects of a project on the environment are assessed.

The requirements of the EIA Directive 2011/92/EU have been transposed into Scottish law through The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 (hereafter referred to as the Town and Country Planning EIA Regulations).

Section 8 (2) of the regulations state that:

> A request for a screening opinion under paragraph (1) must be accompanied by—
>
> (a) a description of the location of the development, including a plan sufficient to identify the land;
>
> (b) a description of the proposed development, including in particular—
>
> (i) a description of the physical characteristics of the proposed development and, where relevant, of demolition works;

(ii) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;

(c) a description of the aspects of the environment likely to be significantly affected by the proposed development; and

(d) a description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—

(i) the expected residues and emissions and the production of waste, where relevant;

(ii) the use of natural resources, in particular soil, land, water and biodiversity.

Due to the nature of the proposed options, Aberdeenshire Council have raised a notice under the Flood Risk Management (Scotland) Act 2009 (known as a Flood Order). Therefore, EIA screening must also be considered under The Flood Risk Management (Flood Protection Schemes, Potentially Vulnerable Areas and Local Plan Districts) (Scotland) Amendment Regulations 2017, which is an amendment to the Flood Risk Management (Scotland) Act 2009, in light of the Environmental Impact Assessment (Flood Protection Schemes) (Scotland) Regulations 2017.

2.2 Screening Assessment

The Town and Country Planning EIA Regulations form the legislative framework for undertaking EIA for certain projects and define an 'EIA development' as either a 'Schedule 1' or' Schedule 2' development likely to have significant effects on the environment by virtue of factors such as the project's nature, size or location. This section outlines consideration of whether the proposed options are classed as an EIA development under the relevant EIA Regulations.

It should be noted that The Flood Risk Management (Flood Protection Schemes, Potentially Vulnerable Areas and Local Plan Districts) (Scotland) Amendment Regulations 2017 adopt the Schedule 2 EIA screening approach derived from the EU EIA directive. Therefore, EIA screening under this legislation has been undertaken concurrently using the selection criteria detailed by **Error! Reference source not found.**.

The proposed options do not fall under any of the types of development described within Schedule 1 of the Town and Country Planning EIA Regulations.

The proposed options do fall under part 10 (h) of Schedule 2 which states *'The carrying out of development to provide: Inland-waterway construction not included in schedule 1, canalisation and flood-relief works.'*. The combined area of works for the proposed options do not exceed the Schedule 2 applicable threshold criteria where '*The works area exceeds 1 hectare'* as the total works area is approximately 0.6 hectares. However, for the benefit of doubt, the options have been screened with reference to the Schedule 3 criteria to determine the need for EIA (Table 2).

Sketches of the proposed options have been provided within Appendix A and Appendix B to identify the proposed land use and sufficiently identify the land.

Table 2 – Schedule 3 screening criteria

Schedule	Paragraph	Justification
Schedule 3.1 - The characteristics of development must be considered having regard, in particular, to:	(a) the size and design of the development	The area of works required for the proposed Macallan Road flood defence wall option is 0.2 hectares and the proposed flood works within the Sherrif Burn storage area is <0.4 hectares. Therefore, the total area of works is approximately 0.6 hectares. This area is required to facilitate the construction of the proposed options and allows for the storage of materials and plant. The proposed flood defence wall option would be located to the west of Macallan Road, within a Local Nature Conservation Site (LNCS) known as Rollo Mire (NJ 78978 15760) and involves the proposed construction of a new flood defence wall to protect residential properties to the east (shown within Appendix A). The proposed flood defence wall would be approximately 300m long and 1m high. The proposed flood storage area option would be located to the southwest of Kintore along Sherrif Burn, to the west of the A96 (NJ 79054 13940) and includes a proposed flood storage area involving the construction of a new culvert, bund and hydro brake flow control device (shown within Appendix B). The new bund would be approximately 20m long and 1m high. The inundation/storage area would be approximately 3000m^2 and is known to flood approximately twice a year under existing conditions. The formalisation of the storage area would not alter the frequency of which this are floods but would reduce flooding elsewhere to properties currently at risk. Formalising the flood storage area would require some excavation works. However, details of the total area and depth of these excavations are unknown at the optioneering stage and would need to be clarified at a later date. Furthermore, the design of the proposed options is considered to be appropriate and sympathetic to the surrounding area as the total footprint of the options is small in relation to the town of Kintore as a whole. Due to the justifications outlined in Table 2, it is not anticipated that the size and design of the proposed development would give rise to significant effects.
	(b) cumulation with other existing development and/or approved development	As part of the EIA screening process, the Aberdeenshire Council planning portal has been consulted to determine the potential for cumulation with other existing and/or approved development. The review of the planning portal considered all development applications within the town and any which shared a potential connection through watercourses. Upon the completion of the review at the time of writing (20/08/2025),

Schedule	Paragraph	Justification
		there are no other consented and/or existing developments occurring that are considered to give rise to significant cumulative effects when considered alongside the proposed options. Options for a potential flood relief scheme are also being considered for the nearby town of Kemnay. At the time of writing (20/08/2025), no preferred option has been selected for either the Kemnay or Kintore FPS, and the potential construction timelines are unknown. Therefore, there is currently no potential for cumulative effects. Ongoing checks for, and liaison on, other known projects will continue to ensure cumulative effects are avoided.
	(c) the use of natural resources, in particular land, soil, water and biodiversity	The construction of the proposed Sheriff Burn storage area option would require land take utilising existing undeveloped land containing riparian river margin, scrub, running water and scattered tree habitats. The construction and operational phases of the proposed Macallan Road option would require land take utilising existing undeveloped land containing wet woodland, marshy grassland and fen habitats. The proposed options have been designed to only utilise the minimum area of land required to provide the desired standard of flood protection. As excavation will be required for the proposed options, soil excavated during construction will need to be segregated and stored appropriately, allowing for reinstatement and re-use. The use of natural land and soil resources is not anticipated to result in significant effects for construction or operation as best practice soil management would be employed through a Materials Management Plan (MMP) as detailed within the Construction Environmental Management Plan (CEMP). The proposed Sheriff Burn storage area option would involve the inundation of the surrounding habitats (Appendix B). However, the proposed formalisation of a storage area would not lead to a change in the existing frequency of flooding for the area. Therefore, the proposed option would unlikely lead to transitions in habitat which may be expected from a change in flood frequency. As the frequency of flooding will not change from baseline conditions, it is not anticipated that the proposed option would give rise to significant effects in relation to, water resources, existing habitats or protected species during the construction or operational phases. However, recommended further ecology surveys would be undertaken to provide evidence and recommend mitigation measures. A full list of recommended ecological surveys is included within the section below. The proposed works within the Macallan Road area would be within close proximity to the Torry Burn watercourse. Best practice pollution prevention measures would be in place for both proposed options throughout the works as detailed within the CEMP to prevent potential construction impacts to surrounding waterbodies, habitats and species.

Schedule	Paragraph	Justification
		The proposed flood defence wall in the Macallan Road area would infringe upon the edge of the LNCS site and would likely require tree felling and scrub clearance to facilitate construction in the area. Some vegetation clearance may also be required for the Sheriff Burn storage area option to facilitate construction. However, tree and habitat clearance would be avoided and minimised where possible to reduce the use of natural resources. Provision of replacement planting and/or compensatory habitat and would be required to account for any habitat losses incurred. Consultation with the landowners and Aberdeenshire Council will be undertaken to agree the most appropriate reinstatement measures. Environmental enhancements should also be considered as the designs progress. During the operational phase, the proposed flood defence wall option would not be anticipated to result in any significant effects as there is an existing residential boundary in the area. Recommended further ecology surveys would be undertaken to ensure that the risk of impacts to protected species and habitats would be minimised, along with providing recommendations for compensatory habitat and planting requirements. An Arboricultural Survey, Arboricultural Method Statement and Tree Protection Plans are likely to be required to inform mitigation measures and replacement planting requirements. No significant effects are therefore anticipated in relation to the use of natural resources.
	(d) the production of waste	During construction, waste would either be reused or removed from site to an appropriate waste facility, as per a Site Waste Management Plan (SWMP) included within the CEMP. At the time of writing (20/08/2025), the total volumes of waste associated with the construction of the proposed options is unknown. However, given the above measures, the generation of waste during construction is not considered to result in any significant effects. No waste is anticipated to be generated during the operational phase.
	(e) pollution and nuisances	The proposed works are not located within a Noise Management Area (NMA) or an Air Quality Management Area (AQMA). The proposed Sheriff Burn storage area option is not directly adjacent to any sensitive human receptors as the closest residential properties are located approximately 100m southeast. Best practice construction management measures (e.g. noise and traffic) will be in place through the CEMP; it is therefore anticipated that the proposed Sheriff Burn works would cause minimal and temporary nuisance levels to human

Schedule	Paragraph	Justification
		receptors. However, there would be potential for disturbance and pollution to protected species and the Sheriff Burn watercourse. The proposed works in the Macallan Road area are directly adjacent to a residential area, LNCS and the Torry Burn watercourse. Therefore, there is potential for disturbance to both human and ecological receptors and pollution of the Torry Burn watercourse. During the construction phase, potential temporary impacts on human and ecological receptors may arise from the generation of construction noise, plant/vehicle emissions, dust and pollution events affecting nearby watercourses. However, these potential temporary impacts are considered to be negligible as they can be managed adequately through best practice construction methods and recommended mitigation measures, as informed by further surveys (see list below). Construction noise would be managed through the selection of appropriate working hours and appropriate plant would be selected to reduce noise and associated emissions. Best practice pollution control measures would be specified within the CEMP and implemented on-site. In light of the use of appropriate best practice construction working methods managed through a CEMP and the undertaking of ecology surveys and appropriate mitigation, it is considered that the potential impacts from construction pollution and nuisances would be minimal and not result in significant effects.
	(f) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	The proposed options have been designed to accommodate a 1-100 year standard of flood protection. The risk of future flood events in the area would therefore be reduced and the proposed options would not contribute to increased flood risk in the area, as illustrated by residual flood risk mapping provided to Aberdeenshire Council. Due to the rural location of the proposed options, the risk of man-made major accidents and disasters is considered to be negligible/low. The most likely major accidents would involve road accidents (operation and construction) and pollution events (during construction), both of which would be reduced through adherence to best practice construction and traffic management methods, as detailed within a Traffic Management Plan (TMP) as part of the CEMP.

Schedule	Paragraph	Justification
		The risk of potential failure of the proposed options is low, as all assets would be built in accordance with relevant building standards. It is not considered that the risk of major accidents and/or disasters would result in a significant effect.
	(g) the risks to human health (for example due to water contamination or air pollution)	Disturbance during construction (e.g. from water pollution, noise and dust) will be temporary and is not anticipated to result in significant effects, due to the implementation of best practice construction methods as detailed within the CEMP. Ground Investigation (GI) works may be required to ascertain the ground conditions and potential for contamination throughout the required working areas; any contamination found would be managed in accordance with relevant protocol. Therefore, no significant effects are anticipated during the construction or operational phases.
Schedule 3.2 - The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:	(a) the existing and approved land use	The construction of the proposed options would utilise existing green space which is defined by the presence of natural water resources, habitats and protected species. These areas have amenity value, but the recreational value is unknown. The proposed Sheriff Burn storage area option would have a minimal effect on the existing land use in regard to environmental sensitivity as this area is already known to experience frequent flooding. The proposed option in the Macallan Road area would involve a change in land use from the existing habitats to flood defence infrastructure. However, the proposed flood defence wall would be located along the boundary of the LNCS and not affect the majority of the site. During the operational phase, it is not anticipated that this change in land use would have a significant effect upon the LNCS as the proposed flood wall would be constructed alongside the existing residential boundary at the rear of the properties on Macallan Road. During the construction phase for both options, there would be potential for habitat loss, disturbance to protected species and the occurrence of pollution events. However, further ecological surveys (listed below) would be undertaken and appropriate mitigation measures implemented, including the provision of replacement planting and/or compensatory habitat where necessary. Environmental enhancements should also be considered as the designs progress. It is therefore not anticipated that there would be any significant effects during the construction or operational phase of the works.
	(b) the relative abundance, availability,	The proposed flood wall which would be located to the west of Macallan Road, falls within a LNCS known as Rollo Mire. As the proposed flood wall would be located along the boundary of the LNCS, there would be

Schedule	Paragraph	Justification
	quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	potential for impacts to the site including habitat loss and disturbance to protected species. Whilst the ecological walkover survey identified marshy grassland, wet woodland and fen habitats, no detailed ecological information on the LNCS or potential for protected species in the area is available and therefore, further survey efforts would be required to understand the potential impacts of the proposed option as detailed below. The habitats within the proposed Sheriff Burn flood storage area include riparian river margin, scrub, running water and scattered tree habitats. There is also for protected species to be present within the area. However, as this area currently becomes inundated during flood events, it is not anticipated that there would be any significant effects resulting from the operational phase of the works. Further survey efforts, mitigation and best practice working methods would be required to avoid and minimise potential construction impacts. The Preliminary Ecological Appraisal (PEA) provided recommendations for the following ecological surveys which would be required to understand the potential need for EPS/NatureScot licence: • Habitat Suitability Index (HSI) surveys and potential eDNA testing for all ponds within 250m of the proposed works to understand use of the site by Great Crested Newts; • Badger surveys for proposed working areas; • Initial Preliminary Roost Assessments (PRA) and Ground Level Tree Assessments (GLTA) for structures and trees which would be impacted by the proposed options to inform the need for further bat surveys; • Otter and water vole surveys for all works within 30m of the top bank of the River Don; and • Red squirrel surveys where the removal of mature trees cannot be avoided. In addition to further ecological surveys, mitigation recommended by the PEA will be implemented where appropriate including but not limited to: toolbox talks, pre-works checks and implementing Precautionary Working Method Statements (PMWS). Where appropriate, fencing would be erected to protect Scottish biodiversity list habitats. The footprint of the proposed flood wall would be minimal and only impact land and soil resources within a narrow band along the border of the LNCS. The proposed flood wall is necessary to provide flood protection to the existing properties in the area and has been designed to involve minimal land take. The proposed

Schedule	Paragraph	Justification
		Sheriff Burn storage area option is anticipated to have a minimal impact to the existing land use and soil resources as this area is already known to experience frequent flooding. Soil excavated during the construction of the proposed options would be reused where possible to avoid the loss of soil resources. There is a known area of artificial ground in the northeast corner of Toryburn Wood where the proposed flood defence wall option is located. The composition of this area of made ground is unknown and therefore, there is a risk of potential ground contamination. Ground Investigation (GI) works may be required to ascertain the ground conditions and potential for contamination throughout the required working areas. This would provide information which would further inform soil reuse and disposal options. During the construction phase for both options, there would be potential for pollution events to impact the water quality of both Sheriff Burn and Torry Burn. However, it is not anticipated that the construction or operational phases of the proposed options would impact the quality, abundance, availability or regenerative capacity of the Sheriff and Torry Burn watercourses in the long term as the works would only be temporary and undertaken in line with best practice pollution prevention guidance, as detailed within the CEMP. There is no potential for pollution events to occur relating to the operational phase of the proposed options due to the nature of the works. Best practice pollution control measures would be in place during construction through the CEMP to minimise the risk of the pollution of land, soil or water resources. Soil which is excavated during the construction of the proposed options would be re-used or reinstated where possible on site to prevent the loss of natural soil resources. Best practice working methods relating to the management of soil would be in place within the CEMP.

Schedule	Paragraph	Justification
	(c) the absorption capacity of the natural environment, paying particular attention to the following areas: i. wetlands, riparian areas, river mouths; ii. coastal zones and the marine environment; iii. mountain and forest areas; iv. nature reserves and parks; v. European sites and other areas classified or protected under national legislation; vi. areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in	With regard to the sub-criteria: i. Wetland and riparian habitats located alongside Sheriff Burn are prone to inundation during flood events and therefore, it is not anticipated that the proposed option in this area would affect the absorption capacity of the natural environment. The absorption capacity of the marshy grassland, wet woodland and fen habitats within the LNCS would be slightly decreased by the proposed flood defence wall option due to the required land take. However, the majority of these habitats would be untouched as the proposed flood wall would be built along the existing residential property boundaries. To reduce further impacts to these habitats, appropriate protection measures including erection of fencing and best practice pollution control measures would be implemented through the CEMP. Provision of replacement planting and/or compensatory habitat and would be required to account for any habitat losses incurred. Consultation with the landowners and Aberdeenshire Council will be undertaken to agree the most appropriate reinstatement measures. Environmental enhancements should also be considered as the designs progress. ii. Not applicable to the proposed options as the works would not take place on the coast or have any influence on the marine environment. iii. Part of the wet woodland within the LNCS may be impacted by the proposed flood defence wall option if this habitat is present within the proposed footprint of the wall. Some trees which are not associated with the wet woodland may also require removal to facilitate the proposed works. To avoid losses of natural absorption capacity associated with these habitats, replacement planting and/or compensatory habitat would need to be provided. Environmental enhancements should also be considered as the designs progress. The proposed options do not take place within mountain areas. iv. The proposed flood defence wall option is located on the edge of a LNCS. To facilitate the construction of this option, there would be habitat losses which affect the absorption capacity within the LNCS. Losses would be minimised through avoidance, but replacement planting and/or compensatory habitat would need to be provided. Environmental enhancements should also be considered as the designs progress. v. The proposed options are not located within/adjacent to a European site or other areas classified or protected under national legislation. The closest statutory designated site is the Paradise Wood Site of Species Scientific Interest (SSSI) which is located approximately 5 km from the western boundary

Schedule	Paragraph	Justification
	which it is considered that there is such a failure;	of the proposed works location. The SSSI is not designated for any mobile species which could be impacted by the works and the site not downstream of the works. It is not considered likely that any qualifying features of any European sites would be impacted by hydrological links due to their distance downstream of the site (approximately 17km).
	vii. densely populated areas;	vi. The Water Framework Directive (WFD) classification for the Tuach burn (23272 Tuach/Tillakae Burn) River waterbody is 'Moderate ecological potential', with a 'bad' rating for overall ecology and a 'moderate' rating for water quality. The waterbody is designated as a heavily modified water body owing to physical modification that cannot be remediated without a significant impact on the drainage of agricultural land. The key pressures are morphological alterations, (impacting physical condition) and rural diffuse pollution (impacting water quality). The proposed option in the Sherrif Burn area is located within an area which there has already been identified as failing to meet WFD environmental quality standards laid down in EU legislation. This is due to the presence of the classification for the Tuach burn (23272 Tuach/Tillakae Burn) River waterbody as described above.
	viii. landscapes and sites of historical, cultural or archaeological significance.	vii. The proposed options are not located in a densely populated area. viii. The proposed options are not located within an AONB but are located within a Local Landscape Area. However, significant landscape and visual effects are not anticipated as the options would be either in keeping with the existing landscape or built alongside existing infrastructure. The proposed options do not lie within any conservation areas designated for its historical value. There are no scheduled monuments, listed buildings, battlefields or parks and gardens identified within 300m of the proposed options. An archaeological Desk Based Assessment (DBA) is likely to be required to provide recommendations for any further survey requirements or mitigation. It is anticipated that there will be no impact to cultural heritage features as no records within the proximity of the works were identified, therefore no change to existing conditions is anticipated.

3. Screening Conclusion

The findings of the screening assessment conclude that, in the opinion of the consultant, the proposed works are not likely to result in significant environmental effects provided that the required mitigation listed below is undertaken. Environmental enhancements should also be considered as the designs progress. Therefore, an EIA is not anticipated to be required.

- Consultation with Aberdeenshire Council ecologists and LNCS landowners is undertaken to discuss and implement appropriate mitigation requirements for work undertaken within the LNCS. This may include replacement planting, compensatory habitat and/or the provision of other environmental enhancements.

- Provision of replacement planting and/or compensatory habitat as informed by further ecological survey work for any habitat losses incurred and ongoing consultation with Aberdeenshire Council.

- Ongoing review of the Aberdeenshire Council planning portal and consultation with other known developments to determine the potential for cumulation with other existing and/or approved development.

- Completion of the following surveys/reports:

  - Arboricultural Survey, Arboricultural Method Statement and Tree Protection Plans to inform mitigation measures and replacement planting requirements;

  - Archaeological Desk Based Assessment (DBA) to provide recommendations for any further survey requirements or mitigation;

  - Ground Investigation (GI) works to be undertaken to ascertain the ground conditions and potential for contamination;

  - Habitat Suitability Index (HSI) surveys and potential eDNA testing for all ponds within 250m of the proposed works to understand use of the site by Great Crested Newts;

  - Badger surveys for all proposed working areas;

  - Initial Preliminary Roost Assessments (PRA) and Ground Level Tree Assessments (GLTA) for structures and trees which would be impacted by the proposed options to inform the need for further bat surveys;

  - Otter and water vole surveys for all works within 30m of the top bank of the River Don; and

  - Red squirrel surveys where the removal of mature trees cannot be avoided.

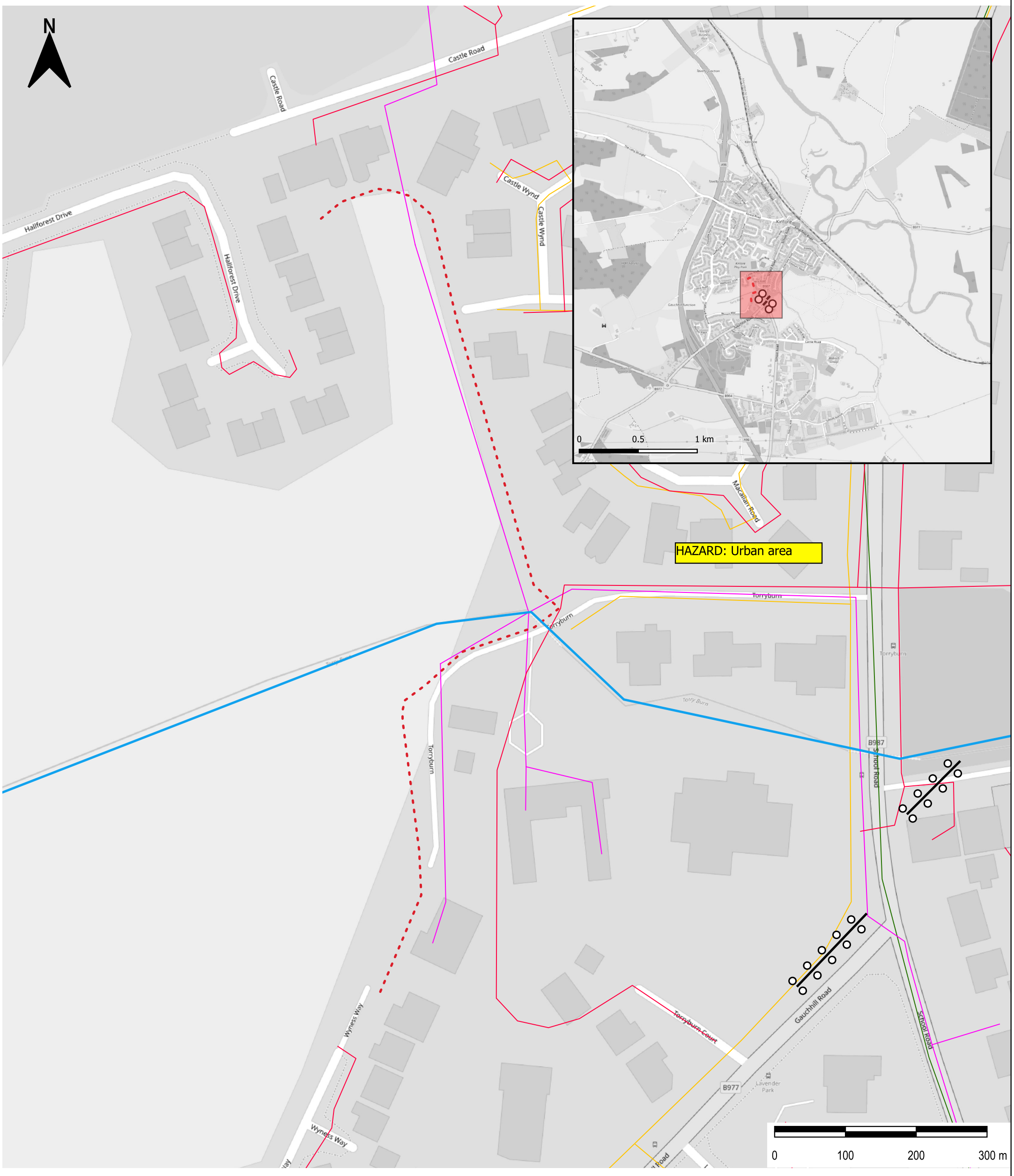
- Production of a CEMP, including but not limited to the following management plans and details of best practice working methods:

  - Best practice pollution prevention and spill response measures;

  - Best practice noise, vibration, dust air quality and lighting measures;

- Required ecological mitigation measures, as informed by the PEA report and all further survey recommendations;
- Materials Management Plan (MMP) which includes best practice soil management measures;
- Site Waste Management Plan (SWMP); and
- Traffic Management Plan (TMP) including best practice traffic management measures.

Appendix A: Macallan Road Option



Print Version: Print Quality (300dpi @ A3)

LEGEND

- New flood wall
- Neos Network - Telecommunications
- SGN - Low Pressure Gas Main
- SGN - Medium Pressure Gas Main
- SSEN - Low Voltage Electricity Mains
- Watercourses

Cross References:

Drawing to be read in conjunction with flood modelling information described in the Kintore Hydrology & Hydraulic Modelling Report (4021839-BUK-ZZ-00-RP-NM-00002) and also with descriptions provided in the Kintore Flood Study Report (4021839-BUK-ZZ-00-RP-FR-00007)

NOTE IN PARTICULAR: The need for Ground Investigation and other survey work as part of the detailed design prior to construction.

Note: The limits, including the height and depths of the Works, shown in this drawing are not to be taken as limiting the obligations of the contractor under Contract.

In producing this map, Binnies has relied upon information provided by others. The completeness or accuracy of this information is not guaranteed by Binnies. Some information is a snapshot of information being maintained or continually updated by the originating organisation and may be illustrative or representative rather than definitive at this stage.

SAFETY HEALTH AND ENVIRONMENT INFORMATION
IN ADDITION TO THE HAZARDS OR RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, THE FOLLOWING SIGNIFICANT RESULAL RISKS SHOULD BE NOTED. FURTHER DETAILS ARE INCLUDED IN THE CDM DESIGN RISK MANAGEMENT REGISTERS
CONSTRUCTION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, LNCS AT MACALLAN ROAD FLOOD WALL UTILITIES LOCATIONS NOT PROVEN
MAINTENANCE / CLEARING / OPERATION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, LNCS AT MACALLAN ROAD FLOOD WALL
DECOMISSIONING AND DEMOLITION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, LNCS AT MACALLAN ROAD FLOOD WALL

Client:
Aberdeenshire Council

binnies
an RSK Group Company
Binnies UK Limited
17-19 St. Vincent Place
Glasgow
G1 2DT

Sheet size: A3

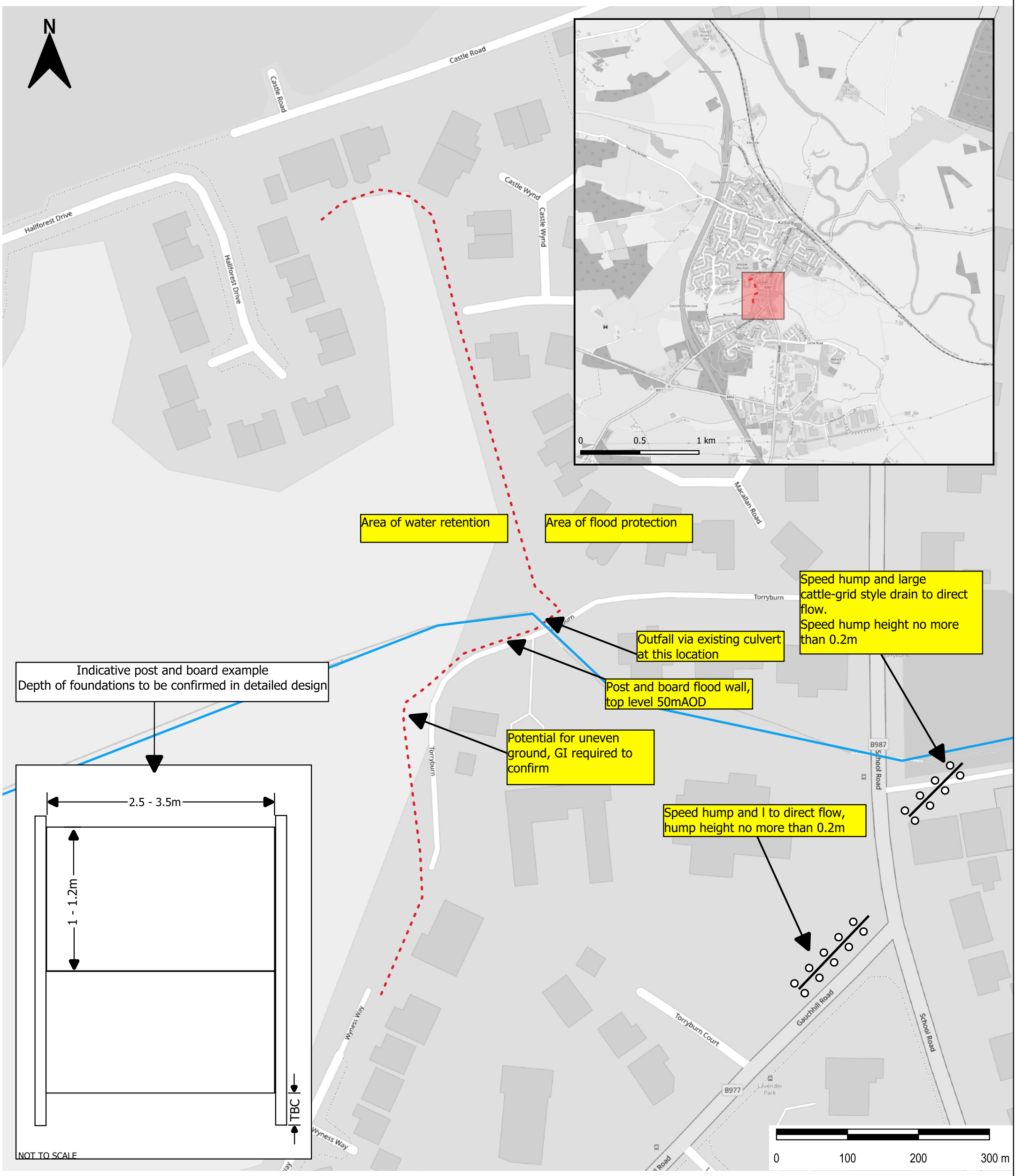
Project:
Kintore Flood Protection Study

Drawing title:
APPROXIMATE UTILITY LOCATIONS FLOOD WALL AND SPEED HUMP AT MACALLAN ROAD

Rev	Drawn	Chkd	Rvwd	Apprvd	Date	Description
0	RS	KM	AJ	HB	18/08/2025	DRAFT
1	AG	KM	JK	JK	15/01/2026	FINAL
-	-	-	-	-	-	-

Status: Final
Accepted by client
Andrew Gemmell
Date: 15/01/2026
Revision: 1

Drawing Scale: 1:1,000
Drawing No. 4021839-BUK-ZZ-00-DR-FR-00260



Print Version: Print Quality (300dpi @ A3)

LEGEND

- New flood wall
- Watercourses

Cross References:

Drawing to be read in conjunction with flood modelling information described in the Kintore Hydrology & Hydraulic Modelling Report (4021839-BUK-ZZ-00-RP-NM-00002) and also with descriptions provided in the Kintore Flood Study Report (4021839-BUK-ZZ-00-RP-FR-00007)

NOTE IN PARTICULAR: The need for Ground Investigation and other survey work as part of the detailed design prior to construction.

Note: The limits, including the height and depths of the Works, shown in this drawing are not to be taken as limiting the obligations of the contractor under Contract.

In producing this map, Binnies has relied upon information provided by others. The completeness or accuracy of this information is not guaranteed by Binnies. Some information is a snapshot of information being maintained or continually updated by the originating organisation and may be illustrative or representative rather than definitive at this stage.

SAFETY HEALTH AND ENVIRONMENT INFORMATION
IN ADDITION TO THE HAZARDS OR RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, THE FOLLOWING SIGNIFICANT RESULAL RISKS SHOULD BE NOTED. FURTHER DETAILS ARE INCLUDED IN THE CDM DESIGN RISK MANAGEMENT REGISTERS
CONSTRUCTION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, LNCS AT MACALLAN ROAD FLOOD WALL UTILITIES LOCATIONS NOT PROVEN
MAINTENANCE / CLEARING / OPERATION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, LNCS AT MACALLAN ROAD FLOOD WALL
DECOMISSIONING AND DEMOLITION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, LNCS AT MACALLAN ROAD FLOOD WALL

Client:
Aberdeenshire Council

Binnies UK Limited
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Glasgow
G1 2DT

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Project:
Kintore Flood Protection Study

Drawing title:
OUTLINE DESIGN SKETCH
FLOOD WALL AND SPEED HUMP AT MACALLAN ROAD

Rev	Drawn	Chkd	Rvwd	Apprvd	Date	Description
0	RS	KM	AJ	HB	18/08/2025	DRAFT
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Status: Final
Accepted by client Andrew Gemmell
Date: 15/01/2026
Revision: 1

Drawing Scale: 1:1,000
Drawing No. 4021839-BUK-ZZ-00-DR-FR-00259

Appendix B: Sheriff Burn Storage Area Option

N

Kintore

818

0 0.5 1 km

0 100 200 300 m

Print Version: Print Quality (300dpi @ A3)

LEGEND

- Hydro Brake
- Inundation Areas
- Sheriff Burn Route
- Proposed New Culvert
- Proposed New Bund
- SGN - Medium Pressure Gas Main
- SSEN - Telecommunications
- SSEN - Low Voltage Electricity Mains
- Neos Network - Telecommunications

Cross References:

Drawing to be read in conjunction with flood modelling information described in the Kintore Hydrology & Hydraulic Modelling Report (4021839-BUK-ZZ-00-RP-NM-00002) and also with descriptions provided in the Kintore Flood Study Report (4021839-BUK-ZZ-00-RP-FR-00007)

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CONSTRUCTION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, WORKING IN WATER, UNKNOWN UTILITY PRESENCE NOT PROVEN
MAINTENANCE / CLEARING / OPERATION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, WORKING IN WATER, UNKNOWN UTILITY PRESENCE
DECOMISSIONING AND DEMOLITION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, WORKING IN WATER, UNKNOWN UTILITY PRESENCE

Client: Aberdeenshire Council

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Project: Kintore Flood Protection Study

Drawing title: APPROXIMATE UTILITY LOCATIONS SHERIFF BURN STORAGE AREA

Rev	Drawn	Chkd	Rvwd	Apprvd	Date	Description
0	RS	KM	AJ	HB	18/08/2025	DRAFT
1	AG	KM	JK	JK	15/01/2026	FINAL
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Status: FINAL Date: 15/01/2026 Revision: 1

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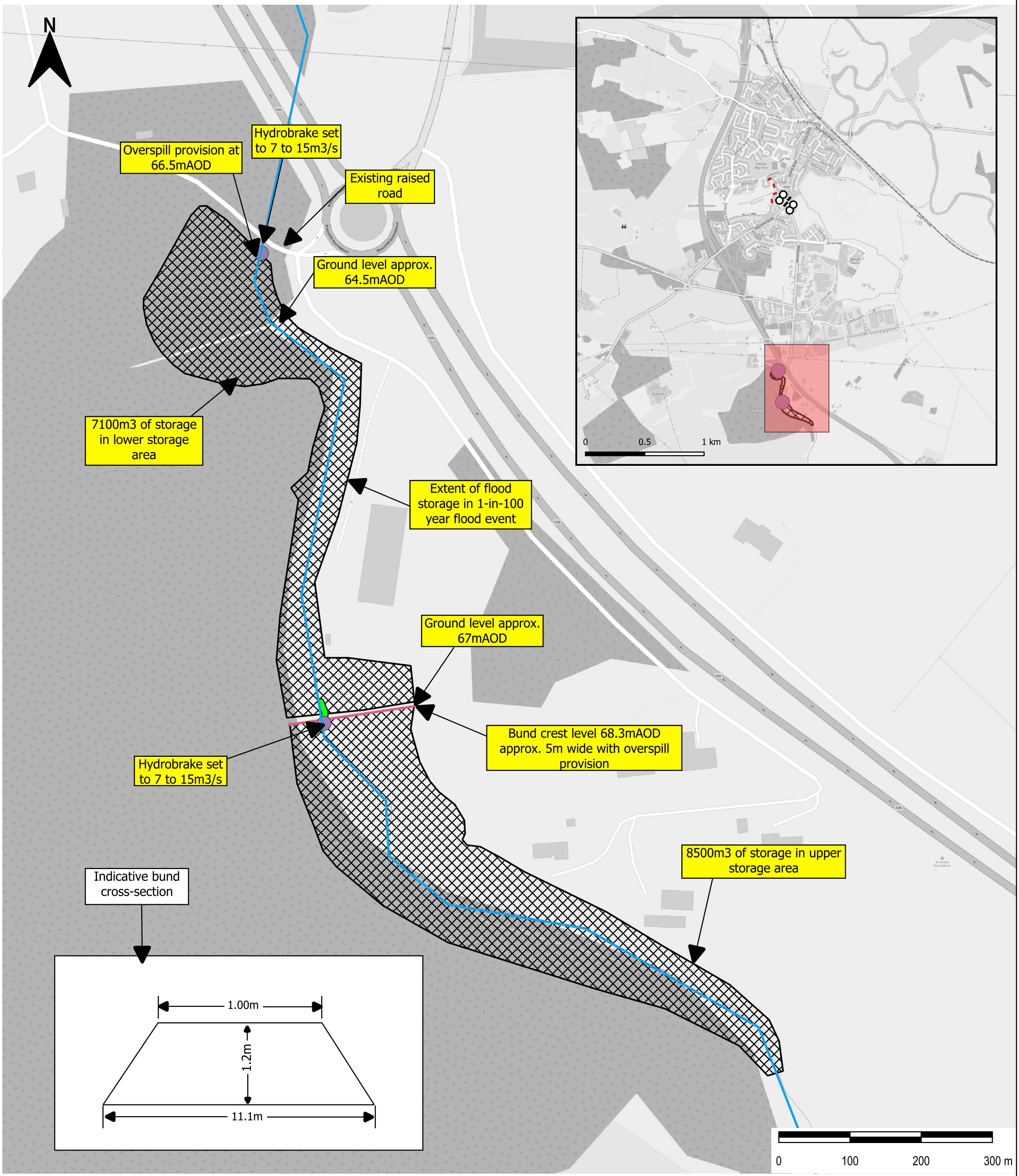

Print Version: Print Quality (300dpi @ A3)

LEGEND

- Hydro Brake
- Inundation Areas
- Sheriff Burn Route
- Proposed New Culvert
- Proposed New Bund

Cross References:

Drawing to be read in conjunction with flood modelling information described in the Kintore Hydrology & Hydraulic Modelling Report (4021839-BUK-ZZ-00-RP-NM-00002) and also with descriptions provided in the Kintore Flood Study Report (4021839-BUK-ZZ-00-RP-FR-00007)

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WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, WORKING IN WATER, UNKNOWN UTILITY PRESENCE NOT PROVEN
MAINTENANCE / CLEARING / OPERATION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, WORKING IN WATER, UNKNOWN UTILITY PRESENCE
DECOMISSIONING AND DEMOLITION
WORKING NEAR WATER, CATCHMENT LIABLE TO FLASH FLOODS, WORKING IN WATER, UNKNOWN UTILITY PRESENCE

Client: Aberdeenshire Council

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Project: Kintore Flood Protection Study

Drawing title: OUTLINE DESIGN SKETCH
SHERIFF BURN STORAGE AREA

Rev	Drawn	Chkd	Rvwd	Apprvd	Date	Description
0	RS	KM	AJ	HB	18/08/2025	DRAFT
1	AG	KM	JK	JK	15/01/2026	FINAL
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Status: Final
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Andrew Gemmell
Date: 15/01/2026
Revision: 1

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