



# Appendix A: Screening Opinion

**Binn Farm Solar & BESS**

**Trio Power Limited**

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SLR Project No.: 405.065788.00001

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Revision: 01



## **Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017**

### **Regulation 8 SCREENING OPINION**

**This Screening Opinion considers whether the proposal is EIA Development as by having regard to the descriptions of development, and applicable thresholds and criteria, within either Schedule 1 or Schedule 2.**

#### **Part I – Particulars of Screening Request/Planning Application**

<b>Applicant's Name &amp; Address</b>	<b>Agent/Applicant's Name &amp; Address</b>
Trio Power Limited UK House 5th Floor 146-182 Oxford Street London W1D1NN	SLR Consulting Limited Sophia Cockell Summit House 12 Red Lion Square London WC1R 4QH

<b>Date Request/Application received</b>	<b>Application Ref. (if applicable)</b>
31.07.2025	25/01164/SCRN

#### **Part 2 – Information Provided by the Developer in the Screening Request Under Regulation 8(1)**

<b>Site Location [8(2)(a)]</b>	<b>Description of Proposal [8(2)(b)]</b>
Land 890 Metres East of The Byre Balvaird Farm Strathmiglo Cupar KY14 7SR	Screening request - Binn Farm Proposed Solar and BESS
<b>Description of the Aspects of the Environment Likely to be Significantly Affected by the Proposed Development [8(2)(c)]</b>	
a. archaeology,	

- b. noise, dust and vibration, particularly during construction,
- c. biodiversity, and in particular species and habitats protected under Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora(a) and Directive 2009/147/EC of the European Parliament and of the Council on the conservation of wild birds(b),
- d. landscape and visual impact
- e. flooding
- f. core paths

**Description of Likely Significant Affects by the Proposed Development [8(2)(d)]**

Impact on local archaeology/heritage assets  
 Noise and glint and glare from operation  
 Biodiversity inc protected species  
 Landscape and visual Impact  
 Increased traffic  
 Core paths

**Description of Features or Proposed Measures to Avoid or Prevent Significant Adverse Effects on the Environment [8(3)] (elective)**

Submission of supporting evidence covering the following:

- Archaeology survey
- Habitat survey including protected species
- Noise figures from operation / construction of facility
- Flood Risk and Drainage Impact Assessment
- Landscape and Visual Impact Assessment
- Transport Statement including Construction Traffic Management Plan
- (CTMP)

**Part 3 – Particulars of Screening Decision**

Perth and Kinross Council hereby give notice, in accordance with the provisions of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 (hereafter referred to as the 'EIA Regulations') that the development referred to in Part I above is **not likely** to have significant effects on the environment. The Council's reasons for reaching this conclusion are set out below.

1. **Does the development fall within a description of development as defined in Schedule 1?**

<b>YES</b>		<b>NO</b>	<b>X</b>
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**2. Does the development fall within Schedule 2, AND if it does, are the stated threshold and criteria of this schedule also met?**

The relevant extract from the table in Schedule 2 is set out below and highlights the thresholds and criteria for:

<b>3. Energy Industry</b>	
(a) Industrial installations for the production of electricity, steam and hot water (unless in schedule 1)	The area of the development exceeds 0.5 hectares. The total area being 58.85 hectares.

This proposal qualifies as a Schedule 2 Development under the above regulations as the proposal exceeds a total area of 0.5 hectares.

**3. Does the development fall within a sensitive area?**

In terms of the EIA Regulations “sensitive area” means any of the following:

- (a) Site of Special Scientific Interest (SSSI);
- (b) Land subject to Nature Conservation Orders;
- (c) European Sites [Special Area of Conservation (SAC); an area classified under the Wild Birds Directive – Special Protection Areas (SPAs); OR a site housing a priority habitat or priority species being consulted upon (through the Habitats Directive)];
- (d) World Heritage Sites;
- (e) Scheduled Ancient Monuments;
- (f) National Scenic Areas;
- (g) National Parks; and
- (h) Marine Protected Areas.

Circular 1/2017 advises that the more environmentally sensitive the location, the more likely it is that the effects of a Schedule 2 development will be significant and will require EIA. For the purposes of reaching a screening determination special consideration will apply to these areas. In certain cases other statutory and non-statutory designations, which do not meet the definition of ‘sensitive areas’, but are nonetheless environmentally sensitive, may also be relevant in determining whether EIA is needed. These can include local landscape or biodiversity designations.

There are no “sensitive areas” as defined by the EIA regulations within the site itself, however, there are “sensitive areas” in near proximity to the development proposed.

**4. Is the development likely to have a significant effect(s) on the environment?**

Circular 1/2017 advises that the basic question to be asked is ‘Would this particular development be likely to have significant effects on the environment?’ by virtue of considering factors such as its nature, size or location, taking account of the selection criteria set out in Schedule 3 to the EIA Regulations;

the information supplied by the developer; and the available results of any relevant assessment.

The selection criteria in Schedule 3 of the Regulations (Annex A of Circular 1/2017). The three categories of criteria are listed:

1. Characteristics of development
2. Location of development
3. Characteristics of the potential impact

The Scottish Government and The European Commission have prepared checklists to assist this process by providing a systematic approach to screening. Such checklists also provide a clear record of the basis for which the opinion was reached and as a point of reference for scoping opinions or queries.

I have taken cognisance of these checklists in the assessment of the characteristics and location of the development, and the potential impacts upon the environment are identified in Appendix 1 below. The potential significance of each environmental effect found has been used to decide whether the interaction between the development and location are likely to be significant.

It is the opinion of the planning authority, having taking account of the characteristics of the potential impact of the development, in terms of extent, scale, magnitude, complexity, probability, duration, frequency and reversibility, it is unlikely that the development would not have a significant effect on the environment. A detailed study through an **Environmental Impact Assessment Report EIAR is therefore not required**.

This screening opinion does not constitute pre-application planning advice and any views or opinions expressed are made without prejudice to the Council's determination of any subsequent planning application. Therefore, this opinion should not be taken as implying that the planning authority considers this to be an acceptable development in this location.



Sean Panton, Team Leader (Major Applications and Enforcement)  
**Economy, Development and Planning**  
**Perth and Kinross Council**

Dated: 28<sup>th</sup> August 2025

## APPENDIX 1: EIA SCREENING CHECKLIST

APPLICATION REFERENCE: 25/01164/SCRN

SITE LOCATION: Land 890 Metres East Of The Byre Balvaird Farm Strathmiglo Cupar

DESCRIPTION OF PROPOSAL: Screening request - Binn Farm Proposed Solar and BESS

DECISION: EIA NOT REQUIRED

Date: 28<sup>th</sup> August 2025

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
<b>1. Characteristics of the Development</b>	<b>The characteristics of development must be considered having regard, in particular, to:</b>		
<b>(a) Scale of the development</b> Will the development be out of scale with the existing environment?	Yes	The project will introduce infrastructure into the landscape. The layout would require approximately 80 hectares of land to accommodate the solar panels and ancillary infrastructure. The panels would be angled and at a total height of 2.87m above ground level	Impact on landscape likely to be significant if not appropriately sited, designed or effectively screened. Some screening in place now but additional landscaping will take time to establish. A LVIA should be submitted to address any impacts on views and landscape. Furthermore, the panels have been orientated as to minimise any visual impact
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	No		
<b>(b) Cumulation with other development</b> Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	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		
<b>(c) Use of natural resources</b> Will construction or operation of the development use natural resources i.e. • land (especially undeveloped or agricultural land)? • water or fisheries?	Yes	Development will result in use of upland grazing land	Extent of land take is considered to be quite extension, but sheep will remain grazing on site once the development is operational
	No		

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
• minerals or aggregates?	Yes	During construction period only	Not considered to be significant
• agriculture, forests and timber?	Yes	Site is located in an area of upland grazing land	Extent of land take is considered to be quite large scale but land will be returned to current use after construction
• energy including electricity and fuels?	Yes	During construction period and operation for storage	Once operational, the site will use energy, and to some extent, generate additional traffic , but this is not considered to be at a significant level. Construction period will also involve construction traffic but for temporary period only which can be mitigated.
• any other resources?	No		
<b>(d) Production of waste</b>			
Will the development produce wastes during construction or operation or decommissioning?	Yes	During construction and operation period.	Not considered to be significant
• spoil, overburden or mine wastes?	Yes	During construction stage only. Waste associated with construction process.	Unlikely to have a significant impact at this location provided it is adequately controlled.
• municipal waste (household and/or commercial)?	No		
• hazardous or toxic wastes (including radioactive)?	No		
• other industrial process wastes?	No		
• surplus product?	No		
• sewage sludge or other sludges from effluent treatment?	No		
• construction or demolition wastes?	Yes	During construction only	Unlikely to be significant
• redundant machinery or equipment?	Possibly	Dependent on decommissioning	Duration of impact limited to construction and decommissioning activity
• contaminated soils or other material	No		
• agricultural wastes?	No		
• any other solid wastes?	No		
• liquid or solid wastes in suspension?	No		
<b>(e) Pollution and nuisances</b>	No		
Will the development cause noise and vibration or release of leachates, light, heat energy or electromagnetic radiation during construction or operation or decommissioning?	Yes	Construction phase could provide a source of noise	Low Potential to be significant given proximity to residential receptors but any impact could be controlled by conditions.

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
Emissions from:- <ul style="list-style-type: none"><li>• combustion of fossil fuels from stationary or mobile sources?</li><li>• production processes?</li><li>• materials handling including storage or transport?</li><li>• construction activities including plant &amp; equipment?</li><li>• dust or odours from handling of materials including construction materials, sewage &amp; waste?</li><li>• incineration of waste?</li><li>• burning of waste in open air (e.g. slash material, construction debris)?</li><li>• any other sources?</li></ul>	<b>Yes</b>  <b>No</b>  <b>Yes</b>  <b>Yes</b>  <b>No</b>  <b>No</b>  <b>No</b>  <b>No</b>	From vehicle movements associated with proposals at construction phase.  During construction and operation stage. Export and import of materials  Construction plant.	Not considered to be significant. Construction effect will be temporary.  Duration of impact limited to construction and decommissioning activity  Duration of impact limited to construction and decommissioning activity
Is there a potential risk from:- <ul style="list-style-type: none"><li>• leachates?</li><li>• Escape of wastes or other products/by-products that may constitute a contaminant in the environment?</li></ul>	<b>Unlikely</b>		
Will the development cause noise and vibration or release of light, heat energy or electromagnetic radiation? <ul style="list-style-type: none"><li>• from operation of equipment e.g. engines, ventilation plant, crushers?</li><li>• from industrial or similar processes?</li><li>• from blasting or piling?</li><li>• from construction or operational traffic?</li><li>• from lighting or cooling systems?</li><li>• from sources of electromagnetic radiation (effects on nearby sensitive equipment as well as people)?</li></ul>	<b>No</b>  <b>No</b>  <b>No</b>  <b>Yes</b>  <b>No</b>  <b>No</b>		Could have an impact on residential amenity/neighbouring land use depending on hours associated with construction traffic and facility maintenance, but unlikely given distance from nearest

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
• from any other sources?	No		
<b>(f) Risk of accidents, having regard in particular to substances technologies used</b>			
Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?	No		
• from explosions, spillages, fires etc from storage, handling, use or production of hazardous or toxic substances?	No		
• from events beyond the limits of normal environmental protection e.g. failure of pollution control systems?	No		
• from any other causes?	No		
• could the development be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslip, etc)?	No	.	
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)?			
• use of hazardous or toxic substances?	No		
• potential changes in occurrence of disease or effect on disease carriers (e.g. insect or water borne diseases)?	No		
• effect on welfare of people (e.g. change of living conditions)	No		
• effects on vulnerable groups (e.g. the elderly)?	No		
<b>(g) Risks to human health</b>			
• arising from effects due to water contamination or air pollution etc.	No		
<b>(h) Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from</b>			

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
<b>construction, operation or decommissioning of the development</b>			
• permanent or temporary change in land use, landcover or topography including increases in intensity of land use?	<b>No</b>		
• clearance of existing land, vegetation & buildings?	<b>No</b>		
• peat land disturbance and/ or degradation leading to: carbon release, damage to habitats, affecting land stability or hydrology?	<b>No</b>		
• ff			
• creation of new land uses?	<b>Yes</b>		Scale of development unlikely to be significant given no agricultural land.
• pre-construction investigations e.g. boreholes, soil testing?	<b>No</b>		
• construction, demolition, reclamation or excavation works?	<b>Yes</b>	Construction works will be undertaken.	Unlikely to be significant
• temporary sites or housing for construction workers?	<b>Yes</b>	Construction works will be undertaken.	Minor impact
• above ground buildings, structures?	<b>Yes</b>	Development will result in above ground structures within countryside location.	Effect on the environment relate mainly to landscape and visual impacts. Unlikely to be significant.
• underground works including mining or tunnelling?	<b>No</b>		
• dredging?	<b>No</b>		
• coastal structures (seawalls, piers)?	<b>No</b>		
• offshore structures?	<b>No</b>		
• production and manufacturing processes?	<b>No</b>		
• facilities for storage of goods or materials?	<b>Yes</b>	During construction period	Unlikely to be significant
• facilities for treatment or disposal of solid wastes or liquid effluents?	<b>Yes</b>	During construction period	Unlikely to be significant
• facilities for long term housing of operational workers?	<b>No</b>		
• new road, rail, air or sea traffic or infrastructure during construction or operation or decommissioning?	<b>No</b>		
• new road, rail, air, waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	<b>No</b>		
• closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	<b>Yes</b>	There might be a requirement for traffic control measures when installing infrastructure.	Not considered to have significant impact.

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
<ul style="list-style-type: none"> <li>• transport of personnel or materials for construction, operation or decommissioning?</li> </ul>	Yes	Construction and operation workers will be required to travel to site.	Not considered to be significant as for temporary period only
• new or diverted transmission lines or pipelines?	Yes	Infrastructure will require grid connection	May be significant depending on connection point and method used.
• any works requiring an <a href="#">authorisation</a> under the Water Environment (Controlled Activities) (Scotland) Regulations 2005. impounding, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers? abstraction or transfers of water from ground or surface waters?	Potentially		
• changes in waterbodies or the land surface affecting drainage or run-off?	Yes	Creation of hard surfaces reduces permeability of land	Mitigation measures may be required to prevent run off to water courses and other land uses
• long-term/ongoing activity during restoration or decommissioning which could have an impact on the environment?	No		Panels will be ground mounted with no specific or significant foundations will be required to be removed
• influx of people to an area either temporarily or permanently?	Yes	Associated with construction and decommissioning	Minimal
• introduction of alien species? loss of native species or genetic diversity?	Yes	It is likely that there are brown hare, red squirrel, ground nesting birds, buzzard, within close proximity to site.	Habitat Survey including Protected Species Survey will be required and mitigation measures may be necessary. An Ecological Impact Assessment may be required.
• any other changes?	No		
<b>2. Location of the Development</b>	<b>The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:</b>		
<b>(a) Existing land use</b>			
Are there existing land uses on or around the location which could be affected by the development, e.g. undeveloped land, Greenfield land, homes, other private property, industry, commerce, tourism and recreation, public open space, community facilities, agriculture, forestry, tourism, water catchments, functional floodplains, mining or quarrying?	Yes	Undeveloped land, woodland, adjacent Energy Park and 2 wind turbines  Increase of hardstanding	Minimal impact
Are there any areas on or around the location which is occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected?	No		

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	Yes	Located on grazing land on top of a hill	Potential for significant visual impact, but unlikely given distance from receptors and topography of site and surrounding area.
<b>(b) Relative abundance, quality and regenerative capacity of natural resources in the area</b>			
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?	No		
• groundwater resources	Unknown		
• surface waters	No		
• forestry	No		
• agriculture	Yes	Agricultural fields	Associated with use of prime land – not considered to be significant
• fisheries	No		
• tourism	Yes	The site is not crossed by any core paths or bounded by any.	Minor impact. No direct impact other than visual impact and or landscape character changes.
• minerals	No		
<b>(c) Absorption capacity of the natural environment</b>			
Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape and visual, cultural or other value, which could be affected by the development? Particular attention should be paid to wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, nature reserves and parks.	Yes potentially	The site and surrounding area has some archaeology potential and there are archaeological assets that may be affected within a 5 mile radius of the site.	Archaeological investigations may be required
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	Unknown		
Are there protected species in/around the location, for example European Protected Species, which could be affected?	Yes	The may be Red Squirrels, Hedgehog, Brown Hare, Barn Owl, Daubentons Bat, Brown Bat, Long Eared Bat, in the site or within close proximity.	Habitat Survey including Protected Species Survey will be required and mitigation measures may be necessary. An Ecological Impact Assessment may also be required.
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?	No		

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
Are there any areas or features of historical, cultural or archaeological significance on or around the location which could be affected?	Yes	The site and surrounding area has some archaeology potential and there are archaeological assets that may be affected.	Archaeological investigation may be required.
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?	No		
Is the development in a location where it is likely to be highly visible to many people?	Yes	Large scale means it will likely be visible particularly from higher ground	Potentially significant – should be addressed in submission
Is the development in a densely populated area and/or likely to impact on a large number of people?	No		
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions which could cause the development to present environmental problems?	No		
<b>3. Characteristics of the potential impact</b>	<b>Establishing the potential significant effects of development must be considered in relation to criteria set out under Sections 1 and 2 above, and having regard in particular to:</b>		
<p>(a) the extent of the impact (geographical area and size of the affected population); <b>Potential impact as it could be visible or audible from adjacent settlement particularly during construction.</b></p> <p>(b) the transfrontier nature of the impact; <b>Extent of land take considered to be small. Any impacts are likely to be reversible.</b></p> <p>(c) the magnitude and complexity of the impact; <b>Extent of land take considered to be small. Any impacts are generally reversible.</b></p> <p>(d) the probability of the impact; <b>Potential impact as development borders existing settlement and could be visible or audible from adjacent settlement.</b></p> <p>(e) the duration, frequency and reversibility of the impact <b>The impacts of the development are reversible, but the development may have cumulative impacts in terms of landscape character, particularly given the size of land area impacted.</b></p>			