



Comhairle nan Eilean Siar

Council Office Sandwick Road Stornoway HS1 2BW Tel: 01851 822690 Fax: 01851 705349 Email: planning@cne-siar.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100656044-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Construction of new visitor centre, access road, car park, paths and services facilities,

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

Yes No

(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Dualchas Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Rory	Building Name:	Fas Building
Last Name: *	Flyn	Building Number:	
Telephone Number: *	01471 833 300	Address 1 (Street): *	Sabhal Mor Ostaig
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Sleat
Fax Number:		Country: *	Isle of Skye
		Postcode: *	IV44 8RQ
Email Address: *	info@dualchas.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Uig Community Centre
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	Uig
Company/Organisation	Ionad Hiort Ltd.	Address 2:	
Telephone Number: *		Town/City: *	Isle of Lewis
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	HS2 9JG
Fax Number:			
Email Address: *	iainbuchanan@ionadhiort.org		

Site Address Details

Planning Authority:

Comhairle nan Eilean Siar (Western Isles Council)

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

929474

Easting

100067

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

We have consulted widely with the CnES Planning Department. This is highlighted in the attached Design and Access Statement, Section 6.0. 1: Planning-in-Principle for previous project on the site, ref: 19/00175/PPP 2: Planning consultation meeting on site with Helen MacDonald and Isla Macarthur, 29 June 2022 3: Various phone meetings and emails with CnES Planning Department regarding the proposed application and EIA Scoping Opinion, 06/22-12/23 4: EIA Scoping Opinion, 20/02/23, ref: 22/00540

Title:

Ms

Other title:

First Name:

Helen

Last Name:

MacDonald

Correspondence Reference Number:

22/00540

Date (dd/mm/yyyy):

20/02/2023

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

19950.00

Please state the measurement type used:

Hectares (ha)

Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Open grazing land and site of former WW2 radar station.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes

No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes

No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

42

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes

No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

Yes – connecting to public drainage network

No – proposing to make private drainage arrangements

Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

New/Altered septic tank.

Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

New private packaged treatment plant and pumped outfall to existing watercourse.

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Provision of external bin stores both adjacent to building and adjacent to service bay at road.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 11 Assembly and Leisure

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

594

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired,) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Rory Flynn

On behalf of: Ionad Hiort Ltd.

Date: 22/12/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | | |
|--|---|---|
| A copy of an Environmental Statement. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Neil Stephen

Declaration Date: 22/12/2023

Payment Details

Pay Direct

Created: 22/12/2023 12:35

20 LAND OWNERSHIP CERTIFICATE

IF YOU **DO NOT** OWN ALL OF THE LAND OR PROPERTY TO WHICH THIS APPLICATION RELATES, YOU **MUST** NOTIFY ALL THOSE WHO ARE OWNERS AND/OR AGRICULTURAL TENANTS AT THE SAME TIME AS SUBMITTING THIS FORM.

Please read the Guidance Notes carefully before completing this Certificate.

Please tick box in Part A

PART A I hereby certify that:

- 1 21 days before the date of this planning application, the applicant owned **all** the land to which this application relates
- OR**
- 2 The applicant has given notice to all persons other than the applicant who, 21 days before the date of this planning application, owned any part of the land to which it relates.

These persons are:

NAME OF OWNER(S)	ADDRESS	DATE NOTIFIED
Uig and Hamanavay Estate	c/o Anderson Macarthur Ltd. 15 South Beach, Stornoway HS1 2BG	02.02.2024

Please tick one box in Part B

PART B I further certify that:

- 1 21 days before the date of this planning application, **none** of the land to which this application relates formed part of an agricultural land.
- OR**
- 2 The applicant is the tenant of the agricultural land, to which this application relates.
- OR**
- 3 The applicant has given notice of this planning application to every person other than the applicant who, 21 days before the date of this application, was a tenant of an agricultural land, any part of which formed part of the land to which the application relates.

These persons are:

NAME OF TENANT(S)	ADDRESS	DATE NOTIFIED

Part C – For completion only when unable to identify an owner or agricultural tenant

PART C I hereby certify that:

The applicant has been unable to ascertain the names and addresses of those persons who 21 days before the date of this application, were either an owner or agricultural tenant of land to which this application relates. The applicant has been unable to serve notice and has taken all reasonable steps as detailed below to identify the parties. The applicant acknowledges that the application requires to be advertised in the local press at the applicant's expense.

STEPS TAKEN TO IDENTIFY OWNER(S) AND/OR AGRICULTURAL TENANT(S)

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21 (a) DECLARATION 1 - PLANNING APPLICATION

I HEREBY CERTIFY THAT THE INFORMATION GIVEN BY ME IN THIS PLANNING APPLICATION FORM IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature of applicant/agent:



Date: 02.02.2024

.....

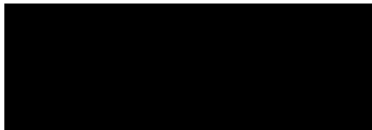
For Dualchas Architects Ltd.

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21 (b) DECLARATION 2 - LAND OWNERSHIP CERTIFICATES

I HEREBY CERTIFY THAT THE INFORMATION GIVEN BY ME IN THE LAND OWNERSHIP CERTIFICATE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature of applicant/agent:



Date: 02.02.2024

.....

For Dualchas Architects Ltd.

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NOTICE FOR SERVICE ON OWNERS AND TENANTS OF AGRICULTURAL LAND

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008. NOTICE UNDER REGULATION 15(1) OF APPLICATION FOR PLANNING PERMISSION

NAME AND ADDRESS OF PERSON(S) ON WHOM THIS NOTICE IS SERVED:

Uig and Hamanavay Estate, c/o Anderson Macarthur, 15 South Beach, Stornoway, Isle of Lewis, HS1 2BG

This Notice is to advise that a planning application is being made by:

NAME AND ADDRESS OF APPLICANT:

Ionad Hiort Ltd., Uig Community Centre, Uig, Isle of Lewis HS2 9JG

to Comhairle nan Eilean Siar for a proposed development comprising:

DETAILS OF PROPOSED DEVELOPMENT:

Application Ref: 23/00518/PPD

St Kilda Visitor Centre, Mangersta, Uig, Lewis

Construction of new visitor centre, access road, car park, paths and service facilities.

at the following address:

ADDRESS OF PROPOSED DEVELOPMENT:

Geodha Sgoilt, Mangurstadh, Uig, Isle of Lewis, HS2 9EY

REASON FOR NOTIFICATION

You are being notified under S35 of the Town & Country Planning (Scotland) Act 1997 as either the owner (or tenant under a lease with at least seven years to run) of, or the tenant of any agricultural land, any part of which is within any of the land to which this planning application relates. The grant of planning permission does not affect owners' rights to retain or dispose of their property unless there is some provision to the contrary in an agreement or lease. The grant of planning permission for non-agricultural development may under certain forms of tenure affect agricultural tenants' security of tenure.

INSPECTING THE APPLICATION

Following registration by the Comhairle of a competent planning application for the proposed development, you can **for a minimum period of 21 days** inspect the application form, plans and other documents submitted, between 9.00am to 5.00pm Monday to Friday at the Comhairle Offices, Stornoway, or Balivanich or view the planning application on-line at <http://planning.cne-siar.gov.uk/PublicAccess/>

You may receive this notice before the Comhairle receives the planning application. You are therefore advised to keep a check on-line or telephone the Planning Service and check that the application has been received and is available for viewing. Telephone Stornoway: 01851 822690 or Balivanich: 01870 604990 email planning@cne-siar.gov.uk

REPRESENTATIONS

If you wish to obtain further information on the application or make representations or comments on the application, you should make them in writing to the Head of Development Services at the Comhairle. You may also submit representations or comments on-line. Please note that comments or representations submitted will form part of the planning case file and will comprise part of the public record which, in compliance with Data Protection legislation, can be made available for viewing by the applicant and third parties.

Signed:



For Dualchas Architects Ltd.

Date:

02.02.2024

WHAT IS THIS NOTICE FOR:

This notice and the information attached to it has been served on you by the person making an application to the Comhairle for planning permission. This is because you are either:

- an owner (or tenant under a lease which has at least seven years to run); or
- an agricultural tenant;

of the land they wish to develop. They are legally required to inform you of their proposals.

As an owner, or tenant under a lease which has at least seven years to run, the grant of planning permission will not affect your rights to retain or dispose of your property unless there is some provision otherwise, for example in a lease or other agreement.

As an agricultural tenant, you may wish to contact your solicitor to find out how a grant of planning permission may affect your security of tenure.

WHAT SHOULD I DO NOW?

Firstly, you will want to find out how the proposal may affect you. It is advisable therefore that you see the plans. These will be available from the Comhairle's Planning Service. If you wish to discuss them with a planning officer, it would be advisable to make an appointment.

You may have received this notice before the Comhairle actually receives the application. It is therefore advisable that you telephone the Planning Service (Stornoway 01851 822690 or Balivanich 01870 604990) before coming in to see the plans. You can also keep a check on-line.

HOW DO I MAKE REPRESENTATIONS?

If there is something about the proposal to which you object, then you should make your representations in writing to the Director of Development, Council Offices, Stornoway, Isle of Lewis HS1 2BW; or Council Offices, Balivanich, Benbecula, HS7 5LA; or at planning@cne-siar.gov.uk

The Comhairle can only consider representations made on valid planning grounds. These are called *material considerations* and some examples are listed below (but this list is not exhaustive):

- Contrary to the Development Plan
- Residential amenity e.g. noise, overshadowing
- Appearance (design, materials etc.)
- Drainage/infrastructure problems
- Traffic, parking or access problems
- Impact on natural or built environment

WHAT HAPPENS IF I MAKE REPRESENTATIONS?

The terms of your objection will be assessed for their validity, in conjunction with the Comhairle Scheme of Delegation and all other relevant planning matters, at the assessment stage of the application. You will be advised in writing of the Comhairle's decision. You **do not** have a right of appeal against the decision.

Please note that comments or objections submitted will form part of the planning case file and will comprise part of the public record which, in compliance with Data Protection legislation, can be made available for viewing by the applicant and third parties. All planning applications are made available for public viewing on-line via the Comhairle Public Access Planning Portal: <http://planning.cne-siar.gov.uk/publicaccess/>. Full details of the planning information which will be made available for viewing on-line can be found on the Comhairle's Planning Service website: <http://www.cne-siar.gov.uk/planningservice/>.