

[REDACTED]

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**From:** Andy McClements  
**Sent:** 29 April 2024 13:31  
**To:** Helen MacDonald - DEV  
**Cc:** Planning Consultations - Stornoway  
**Subject:** RE: 23/00518/PPD - EIA Application - Construction of new visitor centre; access road; car park; paths and services facilities

Afternoon Helen,

Thank you for your consultation dated 29<sup>th</sup> March 2024.

I have reviewed the application and would recommend the following conditions be attached to any permission granted.

### **1. Noise during proposed works**

Given the proximity of the neighbouring residential properties to the site address, the hours of these proposed works should be restricted to 0800 – 1800 hours Monday to Friday, 0800 – 1300 hours Saturday and not at all on Sunday, Bank or Scottish Public Holidays.

The above times should include additional vehicular traffic related to the construction works.

Reason: To minimise the impact of noise, generated by construction activities, on occupiers of residential properties.

### **2. Site Dust Control Plan**

Prior to the commencement of the site, a detailed Dust action Plan shall be submitted in writing to the Planning Authority. The plan must clearly identify all practical and managerial control measures, to be adopted to eliminate/minimise the emissions of airborne dust out with the site boundaries.

Reason: To minimise the impact of dust, generated by construction activities, on occupiers of residential properties

As the site was previously home to a former Ministry of Defence radar station during the Second World War.

### **3. Potentially Contaminated Land**

**Condition 5 A contaminated land investigation shall be submitted for and approved by the Comhairle as Planning Authority. The investigation shall be carried out in accordance with a recognised code of practice such as British Standards Institution 'The investigation of potentially contaminated land sites - Code of Practice' (BS 10175:2011). The report must include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33. No part of the development to which this planning permission relates shall commence until the Comhairle has issued approval of the investigation and report in writing.**

*Reason In order to assess the risk of the proposed site having been adversely affected by the historic leach of contaminants from the adjacent sheep wash and to inform any necessary remediation strategy.*

**Condition 6** Where the investigation and report referred to in Condition 5 identifies an unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Comhairle as planning authority for approval. No works, other than investigative works, shall be carried out on the site until the Comhairle has issued approval of the remediation strategy in writing.

*Reason In order to ensure that the proposed development is not adversely affected by contaminants.*

**Condition 7** Before any of the development to which this planning permission relates commences, any remediation of the site identified by the approved remediation strategy shall be carried out in accordance with its provisions. Any amendments to the approved remediation strategy shall not be implemented unless approved beforehand in writing by the Comhairle as Planning Authority.

*Reason In order to ensure that the proposed development is not adversely affected by contaminants.*

**Condition 8** On completion of any remediation works, the developer shall submit a report to the Comhairle as Planning Authority confirming that the works have been carried out in accordance with the remediation strategy. No development (after the works required to secure adequate remediation) shall commence until the Comhairle as Planning Authority has issued its approval, in writing, that works have been carried out in accordance with the remediation strategy.

*Reason In order to ensure that the proposed development is not adversely affected by contaminants.*

As the proposed development will utilise an Air Source Heat Pump (ASHP) system to provide heating and hot water to the building.

#### **4. Air Source Heat Pump**

This type of proposal may give rise to noise nuisance for neighbouring residential properties. The document 'MCS 020 – MCS (Microgeneration Certification Scheme) Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises' sets out a noise standard and calculation method that is appropriate for use in the assessment of the noise impact of ASHP installations. The noise standard is a maximum sound pressure level of 42dB at 1m from the window of a habitable room at any neighbouring property. If the application is approved, it is recommended that the following safeguarding condition is added to the planning permission: The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority

*Reason: In order to safeguard neighbouring property from any potential noise nuisance in the interest of residential amenity.*

#### **Additional information**

5. Not enough information is provided regarding the kitchen extract ventilation system to be used. This information should be provided by the applicant to the Environmental Health Department.

#### **Note:**

It is noted from the application that there is the intention to install a kitchen within the proposed visitors' centre. If food is to be prepared within this kitchen, then the kitchen must be registered with the Environmental Health service as a food business and will be liable to routine food hygiene inspections according to regulations. If Planning Permission is granted the applicants will need to contact Environmental Health and a food premises registration form which should be completed and returned to us at [eh@cne-siar.gov.uk](mailto:eh@cne-siar.gov.uk) at least 28 days before they start to operate as a food business, as it is a legal requirement of the Food Hygiene (Scotland) Regulations 2006. It is free to register.

Kind regards  
Andy

**Andy McClements** MREHIS | Oifigear Tìr-shlàinteachd (Environmental Health Officer)  
Seirbheisean Luchd-Cleachdaidh agus Arainneachd | Oifis na h-Àrd Oifigear | Comhairle nan Eilean Siar | Rathad Shanndabhaig | Steornabhagh | Eilean Leodhais | HS1 2BW  
Consumer and Environmental Services | Chief Executive's Department | [Comhairle nan Eilean Siar](http://www.comhairle-nan-eilean-siar.gov.uk) |  
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[Contact us](#)

**PLEASE NOTE: The Comhairle has been the subject of a Criminal Cyber Incident (07 November 2023) which is affecting all our IT and telephony systems. We may be limited in our ability to fully respond to queries at this time.**

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**From:** Environmental Health <[eh@cne-siar.gov.uk](mailto:eh@cne-siar.gov.uk)>  
**Sent:** Friday, March 29, 2024 9:17 AM  
**To:** Andy McClements <[a.mcclements@cne-siar.gov.uk](mailto:a.mcclements@cne-siar.gov.uk)>  
**Subject:** FW: 23/00518/PPD - EIA Application - Construction of new visitor centre; access road; car park; paths and services facilities

Good Morning

Please see email consultation below.

Kind regards

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**From:** Planning Consultations - Stornoway <[planningconsultations-sty@cne-siar.gov.uk](mailto:planningconsultations-sty@cne-siar.gov.uk)>  
**Sent:** Thursday, March 28, 2024 5:12 PM  
**Subject:** 23/00518/PPD - EIA Application - Construction of new visitor centre; access road; car park; paths and services facilities

Good afternoon

#### **PLANNING APPLICATION CONSULTATION**

**[23/00518/PPD – Construction of new visitor centre; access road; car park; paths and services facilities.](#)**

Date of Consultation: **28 March 2024**

Date by which response required: **27 April 2024**

Governing Legislation: Town and Country Planning (Scotland) Act 1997

Consultation Type: **Planning Permission Detailed**

Application docs can be accessed from link below:

<https://cne-siar.gov.uk/home/planning-building-standards/development-management-planning-permission/major-eia-applications-pending/>

**Reason for Consultation**

**Roads – EIA development – transport assessment included**

**Building standards – EIA development – new public access building**

**Environmental Health – EIA development – any comments for during or post construction**

**Archaeology – EIA development – WWII radar station structures in the area,**

**Development Plans – EIA development – any strategic comments?**

Regards

Planning Service

Chief Executive’s Department

Comhairle nan Eilean Siar

**Note:** The ICT systems of Comhairle nan Eilean Siar were subject to a criminal cyber-incident on 7 November 2023. The incident has had some impact on the delivery of Planning and other services. Key information relating to planning applications can be accessed on the interim website of the Comhairle. Planning applications and appeals can be submitted online at the [eDevelopment.scot](https://www.edevelopment.scot) website. Please use the enquiry form to make an appointment or request advice.

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Ag Obair Còmhla airson na h-Eileanan Siar **COMHAIRLE NAN EILEAN SIAR** Working Together for the Western Isles  
[www.cne-siar.gov.uk](http://www.cne-siar.gov.uk)

 **Beachdaich air glèidhteachas mus cleachd thu pàipear airson seo**

**Faodar iarrtasan dealbhaidh agus tagraidhean a chur a-steach air-loidhne aig**

**[www.eplanning.scot/ePlanningClient](https://www.eplanning.scot/ePlanningClient)**

British Sign Language (BSL) users can contact us directly by using [contactSCOTLAND-BSL](#)