

**CONSULTATION RESPONSES****CONSULTEE****Comhairle Roads****Date of Response – 17 September 2024**

The access should be constructed in accordance with Drawing 24/00280.

**CONSULTEE****Comhairle Flooding****Date of response – 13 September 2024**

Given that no additional information has been provided and the location of the development has not changed, the only change being the route of the access road, I have no additional comments to make from a flooding perspective.

**CONSULTEE****Comhairle Archaeology****Date of response – 16 September 2024**

Upon review of the later application, the potential for significant buried archaeological features or deposits has been deemed high. The known archaeological sites within a 300m radius of the site span a timescale from the Mesolithic to the 19th century (approximately 8000 years). Given that the potential is considered at such a high level, the Archaeology Service recommends that this application is refused.

However, if the Council is content to approve planning permission for this site, the Archaeology Service will recommend that a program of archaeological works is attached through condition to the application. This will take the form of predetermination desk-based assessment and archaeological evaluation works as a minimum. The results from these works will inform whether further archaeological mitigation will be required or not.

As previously noted, the archaeological potential of this area should not be underestimated.

**Comhairle Archaeology****Date of response – 14 August 2024**

Thank you for consulting the Archaeology Service. It is important to consider that the greater area of Traigh na Berie is characterised by a machair environment, with freshwater lochs sitting at the base of the higher ground to the southwest, and that the areas around these lochs have large areas of waterlogged deposits.

Within the greater bay environs there are a large number of significant archaeological sites that indicate the use of this area for settlement from prehistory through to the post medieval period. Known archaeological sites recorded on the historic environment record (HER) include Mesolithic middens, Bronze Age & Norse burials, an Iron Age Broch & Dun, a potential early church / settlement site, as well as a variety of post medieval ruins. Some of these sites have been conclusively dated through archaeological excavation. Additionally, there is a recorded site within or adjacent to the proposed site boundary. A stone lined bank (MWE72708) identified during an archaeological survey of the Bhaltois Peninsula (circa 1990) was recorded as an atypical structure for the area; this structure is still extant.

Furthermore, two scheduled monuments are located approximately 500m away to the south; Berie Settlement Mound (SM 3991) and Loch Barabhat Horizontal Water Mills (SM 5460).

The level of recorded archaeological activity combined with the wind-blown nature of machair development, is indicative of a high potential for further unknown archaeological material to be present, potentially intact multi-period settlement features. Furthermore, the location of the much silted up Loch na Cuilc may have played an important role in the siting of any former settlements. Areas around the current perimeter of this loch may potentially contain waterlogged archaeological deposits beneath the machair sand.

The potential for significant archaeological features and deposits to be encountered is at such a high level that the Archaeology Service recommends that this application is refused.

## **CONSULTEE**

### **Scottish Water**

**Date of response – 18 August 2024**

Scottish Water has no objection to this planning application. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

Please read the following carefully as there may be further action required. Scottish Water would advise the following:

#### **Water Capacity Assessment**

- This proposed development is within the Uig Water Treatment Works catchment. Single house developments; unless utilising private water sources, are required to submit a Water Connection Application via our Customer Portal to allow us to fully appraise the proposals. We recommend that this is done at the earliest opportunity to allow for network appraisal to be carried out ahead of development proceeding.

#### **Waste Water Capacity Assessment**

- According to our records there is no public waste water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

#### **Please Note**

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works. When planning permission has been granted and a formal connection application has been submitted, we will review the availability of capacity at that time and advise the applicant accordingly.

#### **Surface Water**

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should refer to our guides ... which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

## **CONSULTEE**

### **NatureScot**

**Date of response – 16 September 2024**

Thank you for consulting NatureScot about this application for planning permission in principle for a house site at Kneep, Isle of Lewis, within the Traigh na Berie Special Area of Conservation (SAC).

We advise that the proposal is likely to have a significant effect on the site, as there would be permanent loss of machair habitat. An appropriate assessment is therefore required.

We further advise that, considered by itself, this proposal is not likely to have an adverse effect on the integrity of the site. The development site area, within the red line boundary, is 0.2Ha. This includes the proposed access. Of this, actual loss of habitat to the development footprint is about 0.09Ha. Total area of the SAC is 153.54Ha, of which 30.74Ha is machair habitat. The proposal therefore represents permanent loss of habitat of 0.06% of the total area of the site, and 0.29% of the qualifying habitat. This magnitude of loss does not represent an adverse impact on the integrity of the site. The Sand Dune Survey of Scotland (Dargie, 1998) has classified the development location, under the national vegetation classification, as SD8e. This vegetation

type is widespread within the SAC and beyond, so we do not consider that the proposal would cause loss of a locally scarce habitat.

Were further development proposals of this nature to come forward, a point may be reached where the magnitude of cumulative impacts become significant enough to affect the integrity of the site, which would be reflected in our advice.

## CONSULTEE

### Historic Environment Scotland

Date of response – 14 August 2024

Thank you for your consultation which we received on 09 August 2024. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref	Name	Designation Type
SM3991	Berie, Lewis, settlement site, 700m NW of	Scheduled Monument

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

### Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

### Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

## CONSULTEE

### SEPA

Date of response – 15 August 2024

### Advice for the planning authority

Due to a lack of information in relation to flood risk we submit a **holding objection** and request that determination is deferred until the information outlined below has been provided for our assessment.

#### *Flood risk*

The site is partly within the area shown to be at risk of flooding based on the SEPA Future Flood Maps. This indicates that there is a risk of flooding from the sea. You can view the SEPA Flood Maps and find out more about them at [Flood Maps | SEPA - Flood Maps | SEPA](#)

The approximate coastal flood level for the area is 3.88mAOD including an allowance for climate change. The flood level is derived from the 200 year still water level based on the Coastal Flood Boundary Method which does not account for the effects of wave action, funnelling or local bathymetry. The applied recommended sea level rise for the area by 2100 is based on the latest UK climate change predictions published in 2018 as outlined in SEPA's guidance.

We therefore require that all development on the site is limited to land which is higher than 3.88mAOD. In addition to this, a separate minimum freeboard allowance of 0.6m is required for finished floor levels for the property.

Topographic information has been provided by the applicant (dwg. P1353-P01), however, this has been produced relative to a local datum and not to Ordnance Datum. It is not possible therefore to compare this to the flood level and we require an updated drawing to be provided with levels relative to Ordnance Datum. We therefore submit a **holding objection** and request that determination be deferred until this information is provided.

*Other planning matters*

For all other planning matters, please see our [trriage framework and standing advice](#) which are available on our website: [www.sepa.org.uk/environment/land/planning/](http://www.sepa.org.uk/environment/land/planning/)

**Advice for the applicant**

*Regulatory advice*

Details of regulatory requirements and good practice advice, for example in relation to private drainage, can be found on the [regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the local compliance team at [ahsh@sepa.org.uk](mailto:ahsh@sepa.org.uk)