

## SCHEDULE OF PROPOSED CONDITIONS

**Condition 1** The development to which this planning permission relates must be commenced not later than the expiration of three years beginning with the date on which this permission is granted.

*Reason* To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.

**Condition 2** On or before 31 December 2065, the use to which this planning permission relates shall cease, the site shall be restored to machair grassland unless a renewal of planning permission or alternative Use has been granted beforehand. All site infrastructure, grass matting, signage related to the Use shall be removed to the satisfaction of the Comhairle as Planning Authority.

*Reason* In order to address the uncertainties associate with the rate of coastal change and suitability of Use of the land beyond 2065.

**Condition 3** No works shall commence on site until a Coastal Change Management Plan has been submitted to and approved in writing by the Comhairle as Planning Authority. The Coastal Change Management Plan shall include the following information:

- Based upon the details in the Climate Change Adaptation Plan (January 2025) a scheme for the retention of storm-cast seaweed, to encourage vegetative grow at the coastal edge.
- Proactive measures to protect the coastal edge from user pressures.
- Details for how the coastal edge along the eastern and southern boundaries of the campervan and campsite will be monitored for erosion, including a schedule for site inspections; methods of recording the nature and scale of change; and a plan showing the mapped detail of change in relation to the current consented pitch layout.
- A timetable including for the date for annual submission and sufficient time for approval of an annual report on the findings of the coastal change monitoring.
- Annually, in response to the findings of the coastal change monitoring, a scheme of mitigation measures to respond to any identified coastal erosion including for example measures to protect the machair coastal edge from vehicle pressures, any proposals to revise the pitch layout within the site to mitigate impacts on the coastal edge, including any proposed changes to site capacity.

The Coastal Change Management Plan shall be submitted annually to the Comhairle as Planning Authority. Any management and mitigation measures shall require to be agreed in writing prior to implementation in accordance with the approved details.

*Reason* To inform the rate of coastal change; mitigate the impacts of coastal change on the campervan and camp site; and to ensure proactive measures are undertaken to manage and protect the coastal edge to mitigate impacts upon the machair and dune environment.

**Condition 4** A method statement for enabling an archaeological watching brief on all ground-breaking works relating to the development shall be submitted to and approved by the Comhairle as planning authority. Such method statement shall include:

- a) identification of the organisation or person(s) that would be employed to undertake the watching brief (including their archaeological qualifications);
- b) provisions to be made to allow access to the development site and to enable investigation recording and recovery of finds; and
- c) terms for notification of the commencement of development and access arrangements to the site.

No part of the development to which this planning permission relates shall commence until the method statement has been approved in writing by the Comhairle as Planning Authority. The approved method statement (or any subsequent variation to it that may be agreed in writing by the Comhairle as planning authority) shall then be implemented to the

satisfaction of the Comhairle as planning authority throughout the period of all ground-breaking works.

*Reason* To ensure proper recording and protection of items of archaeological interest.

**Condition 5** Prior to the commencement of development, revised details of the location and scale of bin storage for the recycling and collection of waste, including a plan with the location of refuse points, shall be submitted to the Comhairle as Planning Authority for approval in writing. The approved details shall then be implemented and maintained throughout the lifetime of the development.

*Reason* To ensure the location of bin storage does not impede visibility of drivers egressing the site and to ensure satisfactory provision for and management of waste.

**Condition 6** Prior to the commencement of development, finalised details of the siting and design of the boardwalk structure shall be submitted for the written approval of the Comhairle as Planning Authority. No part of the boardwalk structure shall be installed until the Comhairle has approved the siting and design details in writing. Thereafter the structure shall be installed in accordance with the approved details and shall be retained in satisfactory condition throughout the life of the development.

*Reason* To facilitate all-abilities access from the caravan and campsite onto the beach and manage the points of access to the beach to manage the risk of damage from multiple access points.

**Condition 7** Prior to the commencement of development, details of the following shall be provided for the agreement of the Comhairle as Planning Authority:

- Position and number of campervan electrical hook-ups (if any) to be provided.
- Position of any water standpoints to be provided.
- Position and design of any greywater disposal point.

*Reason* In the interests of clarifying the extent of infrastructure to be provided.

**Condition 8** The Approved Facilities Building shall be constructed and completed in accordance with Approved Plan 03, including the materials, finishes and colours, unless otherwise agreed by the Comhairle as Planning Authority.

*Reason* In the interests of visual and landscape amenity, and to ensure no undue impact on the surrounding historic environment.

**Condition 9** The campervan and campsite to which this planning permission relates shall not be used until the access has been constructed in accordance with the details shown on the access diagram, ref 24/00182 accompanying this planning permission. These details shall then be retained throughout the life of the development to the satisfaction of the Comhairle as Planning Authority.

*Reason* In order to secure the satisfactory development of the site in the interests of road safety.

**Condition 10** At no time throughout the life of the development shall the number of campervans (including motor vehicles so designed or adapted) stationed on the site exceed 14 in number and nor shall the number of tents on site exceed 17 in number.

*Reason* To protect the visual amenity of the area, in accordance with the 'Supplementary Guidance on Caravans, Huts and Temporary Buildings'.

**Condition 11** Prior to first use of the campervan and camp site to which this planning permission relates, the Approved Facilities Building shall be available for use.

*Reason* In the interests of amenity and health of site users.

**Condition 12** Prior to first use of the site, a signage scheme shall be implemented, the effect of which shall be to ensure that the campervan pitches detailed on Approved Site Plan 02B shall only be used for the stationing of campervans (including motor vehicles so designed or adapted)

and shall not at any time be used for the stationing of touring caravans (caravans towed by a motorised vehicle) or static caravans, and the tent pitches as detailed on Approved Site Plan 02B shall only be used for ground-pitched tents and shall at no time be used for campervans or caravans, motorised vehicles with awnings, yurts, or other such structures.

*Reason* In order to manage vehicular movements to aid protection of the machair habitat, and because certain types of caravan and tent are likely to be more visually intrusive than the proposal as assessed.

**Condition 13** Prior to first use of the site, signage detailing the location of nearest chemical disposal point(s) shall be erected on the site and within the facilities building. The site shall not be used until the approved signage has been displayed. Such signage shall thereafter be retained throughout the life of the development to the satisfaction of the Comhairle as Planning Authority.

*Reason* In order to safeguard the environment and public health by ensuring clear information and direction for the disposal of waste from chemical toilets.

**Condition 14** Prior to the first use of the site, the parking provision detailed on Approved Plan 02B shall be constructed and available for vehicle use. The areas shall be kept free of obstructions and retained only for the parking and circulation of vehicles throughout the life of the development.

*Reason* In order to secure the satisfactory development of the site in the interests of road safety.

**Condition 15** Throughout the life of the development to which this planning permission relates, no campervan or tent on the site to which this planning permission relates shall remain on the site between 1 October in any one year and 31 March of the following year.

*Reason* The retention of caravans on the site during the winter months would be contrary to the Supplementary Guidance on Caravans, Huts and Temporary Buildings.

**Condition 16** Throughout the life of the development to which this planning permission relates, the site shall not be used by any campervan or tent for more than 28 consecutive days in any 60-day period.

*Reason* To ensure use of the site is limited to a seasonal campsite for holiday use.

**Condition 17** Throughout the life of the development to which this planning permission relates all external lighting and flood-lighting shall be fitted, maintained and operated so as to prevent external light spilling upwards and outwith the confines of the site.

*Reason* In the interests of visual amenity.

**Condition 18** Works and operations on site shall be carried out in accordance with the Biodiversity Enhancement Statement (January 2025), which form part of this planning consent, unless a variation is subsequently approved in writing with the Comhairle as Planning Authority.

*Reason* In the interests of securing the development of the site in the interests of natural heritage.

**Condition 19** In the event of the reinforcement matting, fencing, boardwalk, signage or any other structures permitted by this planning permission, falling into disrepair or becoming damaged, the developer shall make arrangements for the carrying out of adequate repairs or alternatively removing and disposing of such materials to an approved waste management or recycling centre.

*Reason* In the interests of the protecting the environment from degradation of man-made installations and structures and protecting the visual and landscape amenity of the area.