



COMHAIRLE NAN EILEAN SIAR

The Town and Country Planning Scotland Act 1997 – Section 36(1)

Town and Country Planning General Development Procedure Order 2013 Regulation 16

Planning Register - Part 1

Application Details

| | |
|----------------------------|----------------------------|
| Reference Number | 24/00072/PPD |
| Date registered as valid | 29/02/24 |
| Description of Development | Formation of access track. |

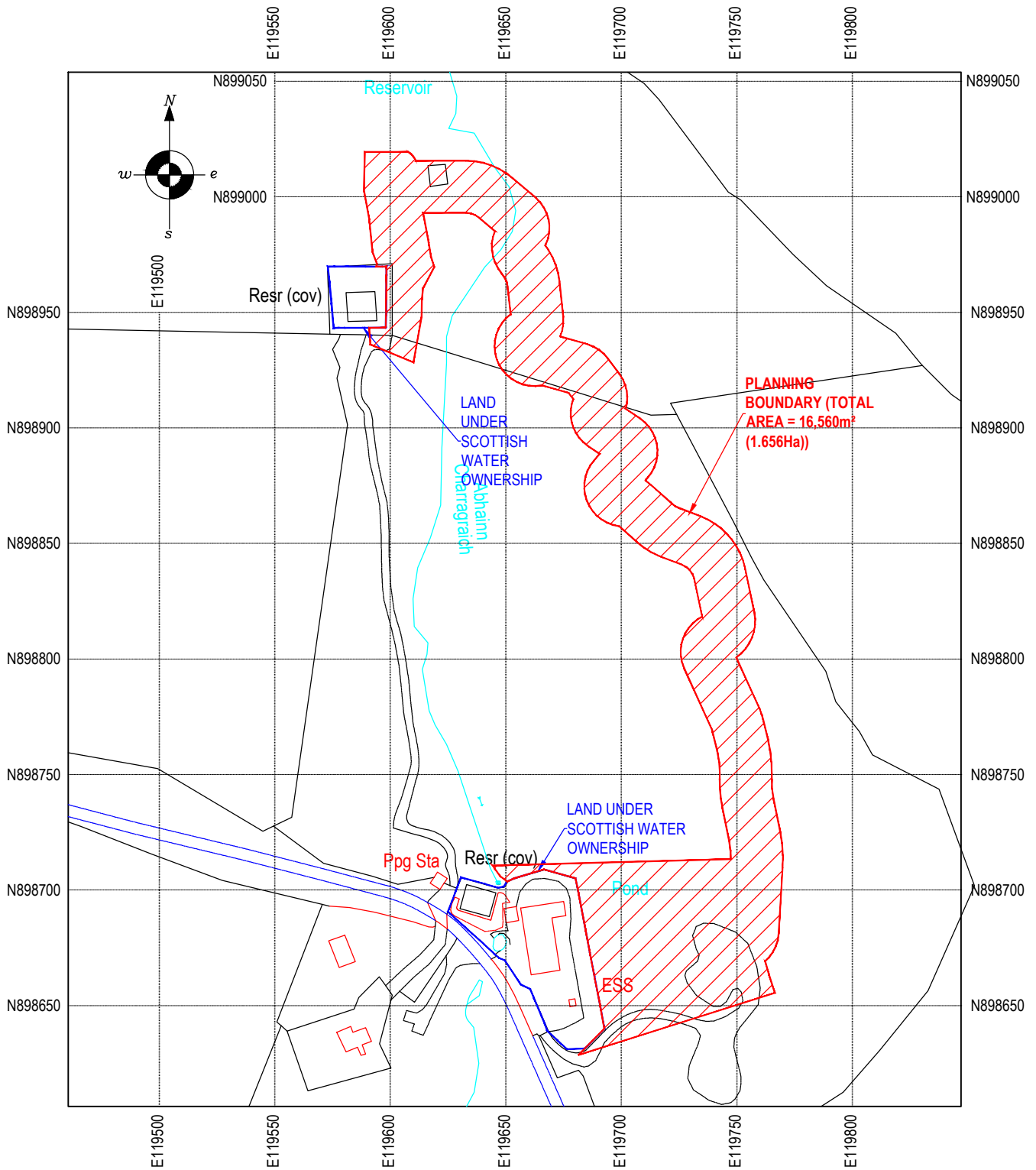
| | |
|---|---|
| Address or description of location to which the development relates | Water Treatment Works, Carriegreich, Isle of Harris, E 119 665 N 898 689 |
| Applicant Name | Scottish Water per Mr Martin Walker |
| Applicant Address | Fairmilehead, 55 Buckstone Terrace, Edinburgh, EX10 6XH |
| Agent name (if applicable) | |
| Agent address (if applicable) | |

The above application summary is accompanied by plans and drawings sufficient to describe the development and where relevant any design statement.

Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

The Online Planning Portal remains unavailable as does our suite of integrated software and hardware systems. In order to enable access by the wider public to application documents and consult upon planning applications, interim systems have been put in place on the temporary website of Comhairle nan Eilean Siar, including a rudimentary facility to display a limited number of documents per application.

Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwich Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula. HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended that in advance of visiting an office to view an application that you make an appointment by sending an email to planning@cne-siar.gov.uk



Site Location Plan

Scale 1:2500 @ A4

Site Centred Co-ordinates N.G.R. NB 119740,898840

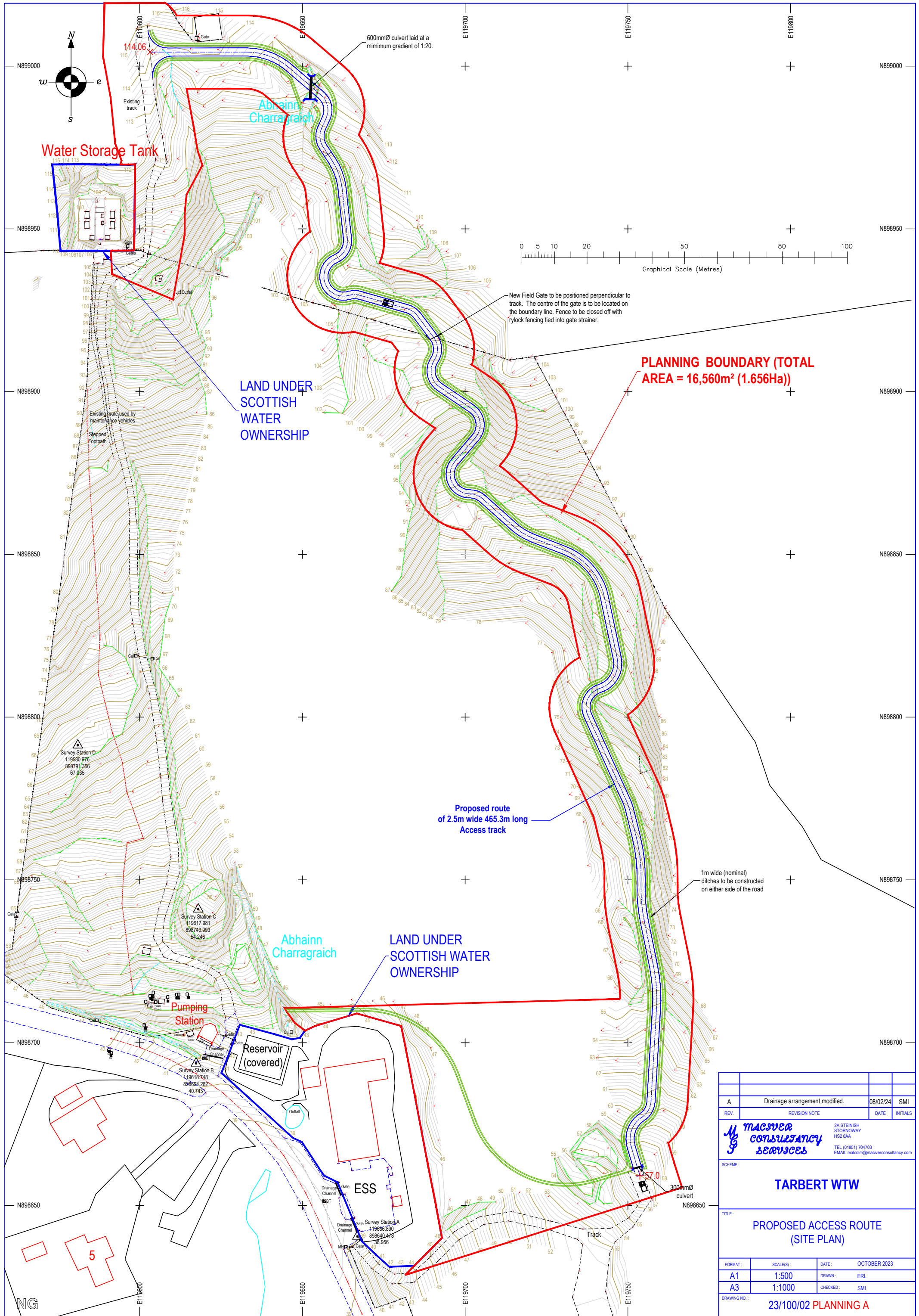
MACIVER
CONSULTANCY
SERVICES

2A STEINISH
STORNOWAY
HS2 0AA
TEL (01851) 704703
EMAIL malcolm@maciverconsultancy.com

| REV. | REVISION NOTE | DATE | INITIALS |
|------|---------------|------|----------|
| | | | |
| | | | |
| | | | |

| | | | | |
|----------|--------------------|-------------|---------|---------------|
| SCHEME : | TARBERT WTW | SCALE(S) : | DATE : | DECEMBER 2023 |
| | | 1:2500 @ A4 | DRAWN : | SMI |
| | | CHECKED : | | |

| | | | |
|---------|---------------------------|---------------|--------------------------|
| TITLE : | SITE LOCATION PLAN | DRAWING NO. : | 23/15/04 PLANNING |
|---------|---------------------------|---------------|--------------------------|



Water Storage Tank

LAND UNDER SCOTTISH WATER OWNERSHIP

LAND UNDER SCOTTISH WATER OWNERSHIP

PLANNING BOUNDARY (TOTAL AREA = 16,560m² (1.656Ha))

Proposed route of 2.5m wide 465.3m long Access track

1m wide (nominal) ditches to be constructed on either side of the road

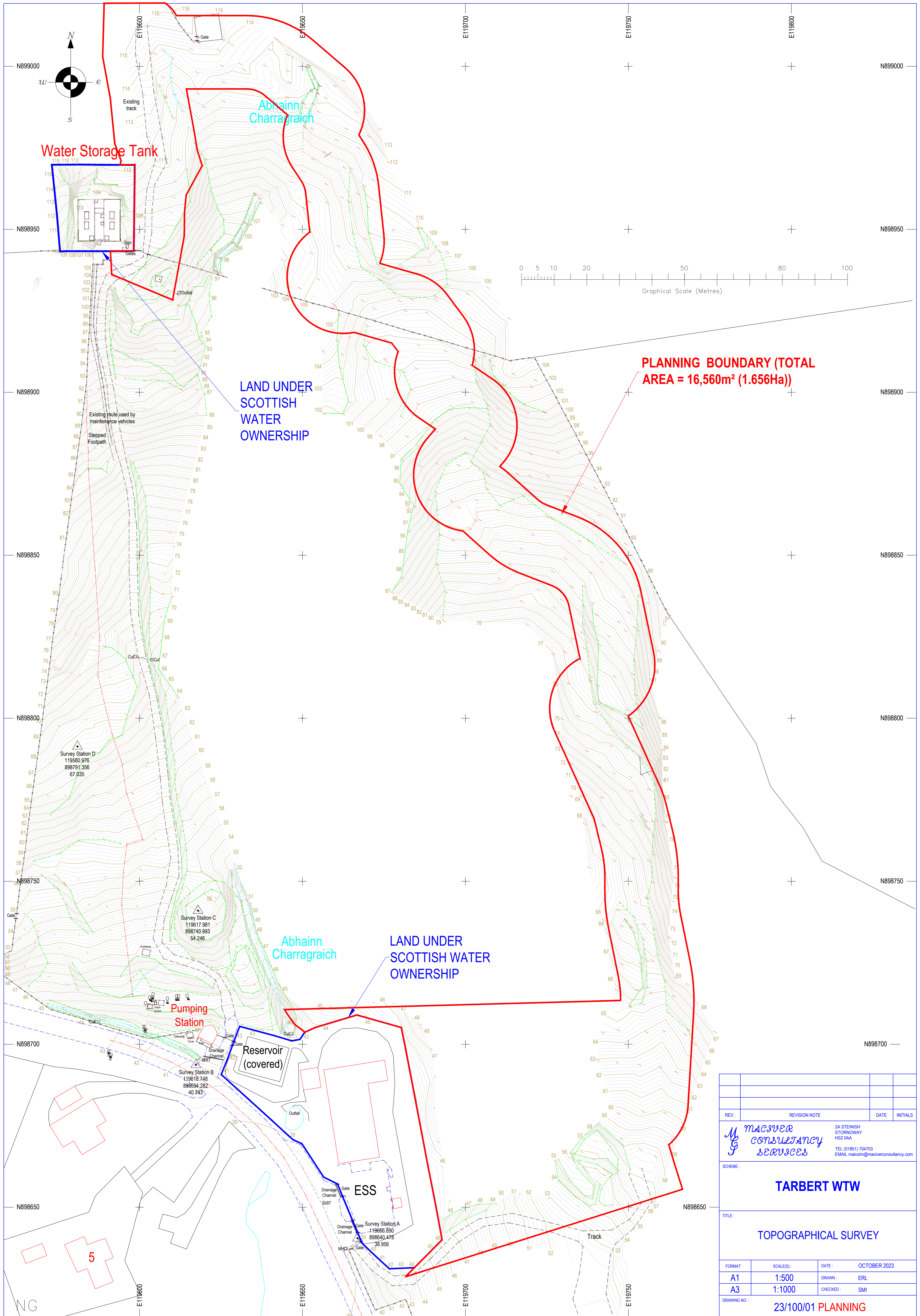
Pumping Station

Reservoir (covered)

ESS

| | | | |
|--|--------------------------------|--|----------|
| | | | |
| A | Drainage arrangement modified. | 08/02/24 | SMI |
| REV. | REVISION NOTE | DATE | INITIALS |
| | | 2A STEINISH STORNOWAY HS2 0AA TEL: (01851) 704703 EMAIL: mail@maciverconsultancy.com | |
| SCHEME: | | | |
| TARBERT WTW | | | |
| TITLE: | | | |
| PROPOSED ACCESS ROUTE (SITE PLAN) | | | |
| FORMAT: | SCALE(S): | DATE: OCTOBER 2023 | |
| A1 | 1:500 | DRAWN: | ERL |
| A3 | 1:1000 | CHECKED: | SMI |
| DRAWING NO.: | | | |
| 23/100/02 PLANNING A | | | |

Survey and levels aligned to Ordnance Survey Grid and Datum.



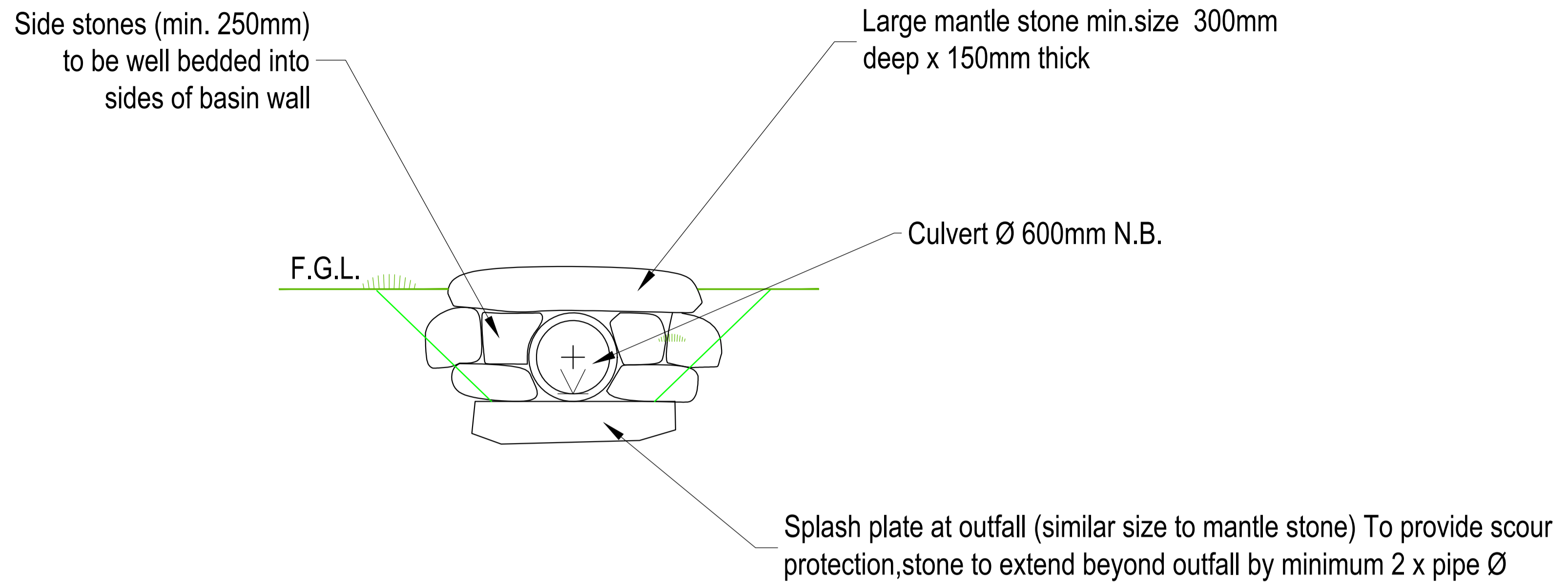
PLANNING BOUNDARY (TOTAL AREA = 16,560m² (1.656Ha))

LAND UNDER SCOTTISH WATER OWNERSHIP

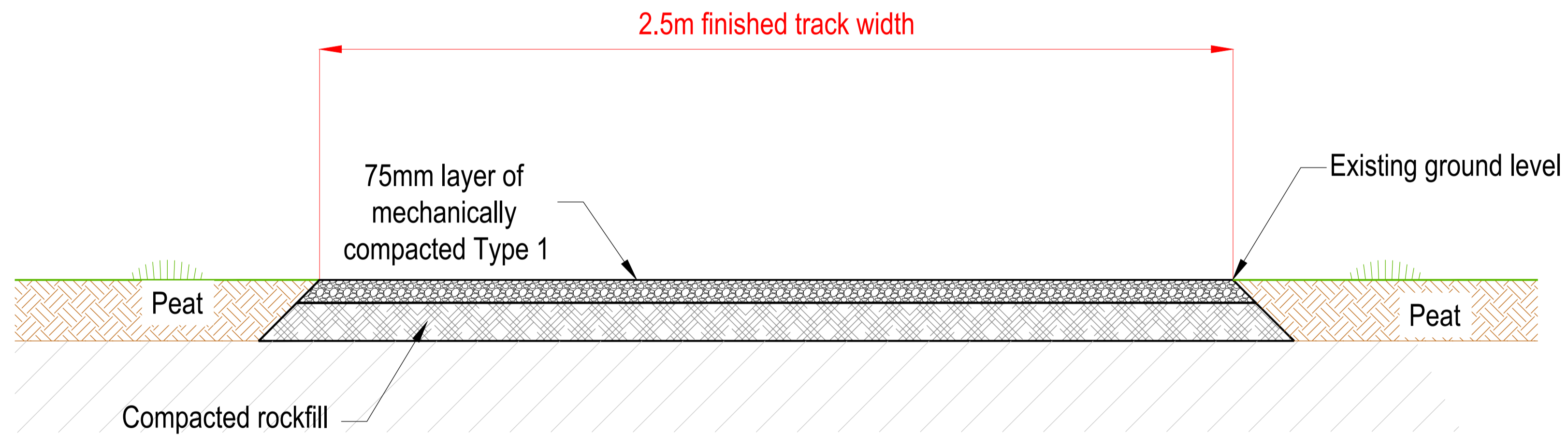
LAND UNDER SCOTTISH WATER OWNERSHIP

| REV. | REVISION NOTE | DATE | INITIALS |
|-----------------------------|---------------|---|--------------|
| | | | |
| | | 2A STEINISH STORROWAY HS2 0AA TEL: (01851) 704703 EMAIL: malcolm@macoverconsultancy.com | |
| SCHEME: | | | |
| TARBERT WTW | | | |
| TITLE: | | | |
| TOPOGRAPHICAL SURVEY | | | |
| FORMAT: | SCALE(S): | DATE: | OCTOBER 2023 |
| A1 | 1:500 | DRAWN: | ERL |
| A3 | 1:1000 | CHECKED: | SMI |
| DRAWING NO.: | | | |
| 23/100/01 PLANNING | | | |

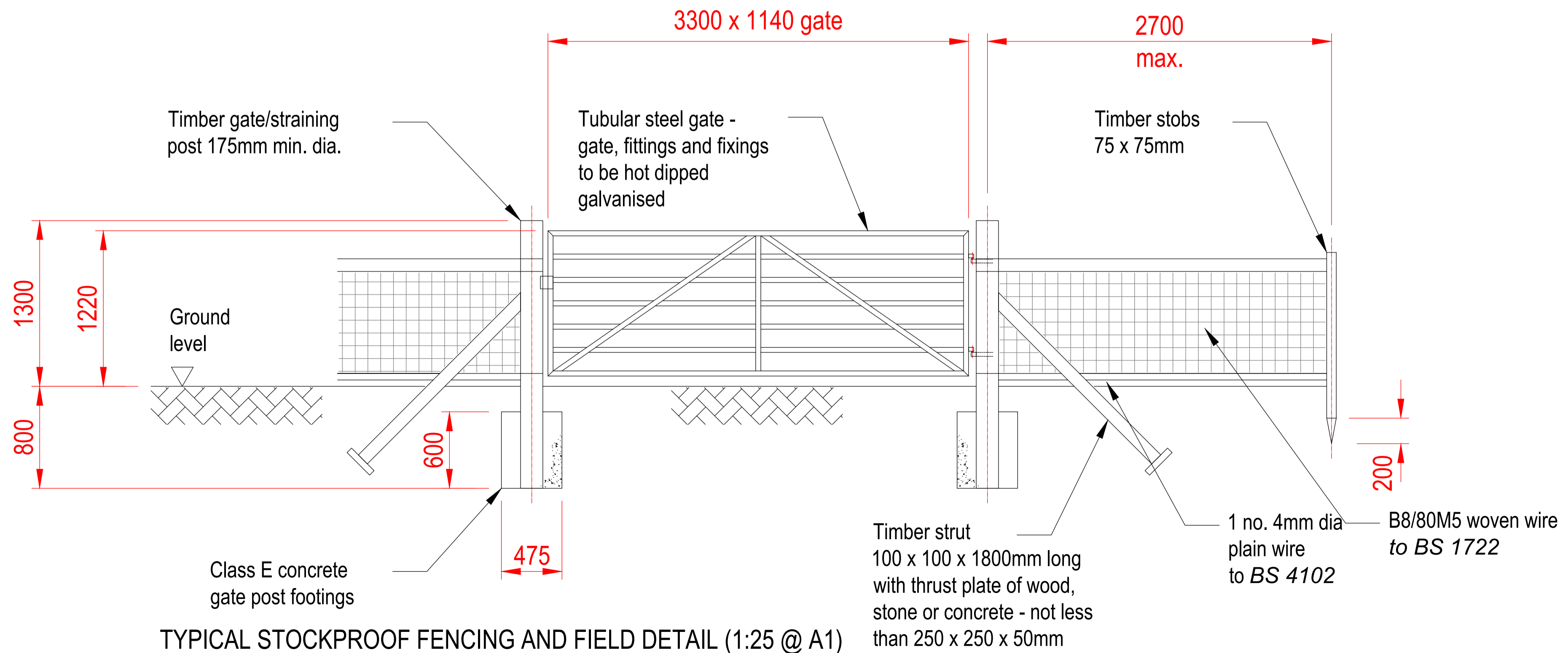
Survey and levels aligned to Ordnance Survey Grid and Datum.



TYPICAL MASONRY HEADWALL CULVERT INLET & DISCHARGE (1:25@A1)



TYPICAL SECTION THROUGH ACCESS TRACK (1:10 @ A1)



TYPICAL STOCKPROOF FENCING AND FIELD DETAIL (1:25 @ A1)

| REV. | REVISION NOTE | DATE | INITIALS |
|------|---------------|------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

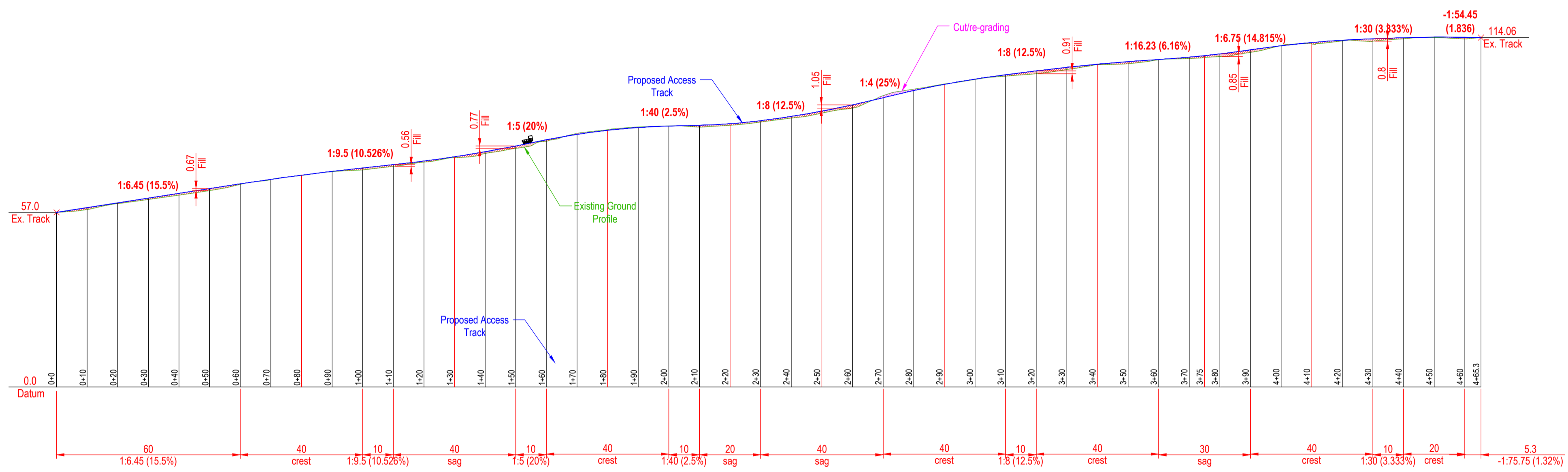
MACIVER CONSULTANCY SERVICES
 2A STEINIGH STORNOWAY HS2 0AA
 TEL: (01851) 704703
 EMAIL: malcolm@maciverconsultancy.com

SCHEME : **TARBERT WTW**

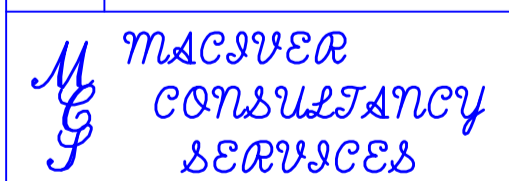
TITLE : **STANDARD DETAILS**

| FORMAT : | SCALE(S) : | DATE : | DECEMBER 2023 |
|----------|------------|-----------|---------------|
| A1 | 1:25 1:10 | DRAWN : | SMI |
| A3 | 1:50 1:20 | CHECKED : | MMI |

DRAWING NO. : **23/100/05 PLANNING**



PROPOSED ACCESS LONGITUDINAL SECTION
(SCALE 1:1000 @ A1 FORMAT)

| REV. | REVISION NOTE | DATE | INITIALS |
|---|---------------|----------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |
| <p>  2A STEINIGH STORNOWAY HS2 0AA TEL: (01855) 704703 EMAIL: malcolm@maciverconsultancy.com </p> | | | |
| SCHEME: | | | |
| TARBERT WTW | | | |
| TITLE: | | | |
| PROPOSED VEHICULAR ACCESS ROUTE LONGITUDINAL SECTION | | | |
| FORMAT: | SCALE(S): | DATE: | OCTOBER 2023 |
| A1 | 1:1000 | DRAWN: | ERL |
| A3 | 1:2000 | CHECKED: | SMI |
| DRAWING NO.: | | | |
| 23/100/03 PLANNING | | | |



SUPPORTING STATEMENT

Application Site: Tarbert Water Treatment Works

Application Description: Formation of Access Track

Date: 13/02/2024

Prepared by: Martin Walker

PROJECT DESCRIPTION

Scottish Water require a new access which maintenance teams can use to safely transport materials and equipment to and from the Tarbert Water Treatment Works (WTW) reservoir. The reservoir is on a priority for list for cleaning, but the existing track is unsuitable due to its steep gradient which makes it unsafe for vehicles to access.

SITE DESCRIPTION

The existing Tarbert WTW (Grid refence NG196986) is located approximately 4.5km east of Tarbert and 2.5km north west of Scalpay. The site takes access from an unnamed single carriageway road.

The site of the proposed works is an area of rocky grassland, which increases in height from south to north towards the reservoir. There is a limited amount of flood risk according to SEPA Flood Risk Mapping. The site is within the South Lewis, Harris and North Uist National Scenic Area. There are no built environment designations within or adjacent to the site. There is also no woodland on the site or core paths. There are no residential dwellings within or adjacent to the site of the proposed development. There is an existing access track to the west of the WTW connecting to the reservoir, however this route is very steep and unsuitable for vehicular access.

PROPOSED DEVELOPMENT

The access track will connect the WTW to the reservoir, primarily travelling along the east side of the WTW. The proposed track will not directly connect to any public roads and will be formed off parts of existing track adjacent to the WTW and reservoir. The proposed access will have a total length of 465m and a width of 2.5m. The route will be formed of a 75mm layer of crushed aggregate stone. A single field gate will also be installed towards the northern end of the track. The new access will begin approximately 100m east of the WTW, at approximately 57m above sea level. The track will finish approximately 450m north of the WTW, rising to a maximum height of 114m.

PLANNING POLICY

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the proposed development stands to be determined against the policies contained within the development plan, unless material considerations indicate otherwise. The extant development plan for the area is:

- National Planning Framework 4 (NPF4)
- Outer Hebrides Local Development Plan (2018)

National Planning Framework 4

National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland. NPF4 sets out spatial principles, regional priorities, national developments and national planning policy. The following national planning policies are considered relevant to the proposal:

- Policy 3: Biodiversity
- Policy 4: Natural Places
- Policy 14: Design, quality and place
- Policy 18: Infrastructure First
- Policy 29: Rural Development

Outer Hebrides Local Development Plan (2018)

The following policies within the Outer Hebrides Local Development Plan (OHLDP) (2018) are applicable to the proposal:

- Policy EI 9: Transport Infrastructure
- Policy PD1: Placemaking and design
- Policy NHB1: Landscape
- Policy NBH2: Natural Heritage

- Policy NBH5: Archaeology

PLANNING ASSESSMENT

Principle of Development

NPF4 Policy 29 Rural Development encourages rural economic activity, innovation and diversification. Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including essential infrastructure.

Policy 18 Infrastructure First of NPF4 does not specifically refer to water treatment works, however the intention of this policy is to encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure at the heart of placemaking. Policy EI9 Transport Infrastructure of the OHLDP supports proposals for improved infrastructure, on the basis that it would not detract from the character of the area.

The proposal seeks to form a new track to provide safer access to the Tarbert WTW reservoir. The track is essential to enable key waterworks operations and maintenance to be carried out as the current access is unsuitable. The principle of an access track in this location is considered to be acceptable given there is an existing track of a similar length and width on the opposite side of the route of the proposed development. The proposed access is in keeping with the character of the area, which is an established WTW and associated infrastructure. The proposal is therefore considered to comply with NPF4 Policy 18 and OHLDP Policy EI9 and is acceptable in principle.

Landscape

The proposed works are within the South Lewis, Harris and North Uist National Scenic Area. Policy 4 Natural Places of NPF4 only supports development affecting a Scenic Area (NSA) if the objectives of the designation are not compromised or any significant adverse effects on the designation are clearly outweighed by social, environmental or economic benefits of national importance. Policy NBH1 Landscape of the OHLDP 2018 only permits development affecting a National Scenic Area under similar circumstances outlined previously in NPF4 Policy 4.

The proposed access track will be located on an area of steep land and will not be highly visible from public viewpoints. The development will not require a significant amount of engineering works and will be built into the natural topography of the landscape. Overall, due to the design, scale and layout of the proposed access track, it would not have adverse effect on the character of the landscape or South Lewis, Harris and North Uist NSA. The proposal is therefore considered

to comply with NPF4 Policy 4 and OHLDP 2018 Policy NBH1.

Natural Heritage

NPF4 Policy 3 Biodiversity seeks to protect biodiversity and deliver positive effects from development and strengthen nature networks. OHLDP 2018 Policy NBH2 Natural Heritage similarly seeks to protect the outstanding natural heritage of the Outer Hebrides.

There are no national or international nature designations affecting the site. Given the remote context of the site however and the potential for impacts on local wildlife due to the length of the access, an ecological survey will be carried out to assess the impact of the development on the natural environment and inform any necessary mitigation during the construction phase. The proposal is therefore considered to comply with NPF4 Policy 3 and OHLDP 2018 Policy NBH2.

Archaeology

NPF4 Policy 7 Historic Assets and Places and OHLDP 2018 Policy NBH5 Archaeology seeks to protect and enhance historic environment assets and places.

There are no identified built heritage designations within or adjacent to the application site. Due to the required ground works and potential impact on archaeological remains, an archaeological survey will be carried out to ensure any assets are protected and mitigation provided where necessary. The proposal therefore is considered to comply with NPF4 policy 7 and OHLDP Policy NBH5.

Layout, siting and design

NPF4 Policy 14 Design, quality and place requires development proposals to improve the quality of an area whether in urban or rural locations and regardless of scale. OHLDP 2018 Policy PD1 Placemaking and design requires development proposal to demonstrate a satisfactory quality of place-making, siting scale and design that respects and reflects local characteristics and the surrounding built and natural environment.

The proposed access track is of an appropriate scale and design for the character of the area, with a maximum width of approximately 2.5m connecting an existing WTW and reservoir. The access has been designed taking into account the natural topography of the land and therefore would not have a significant visual impact on the wider landscape. The access track will be formed

of crushed aggregate material and is suitable for the context of the area. The development will improve the quality of the area by creating a safe access to the reservoir, allowing operations and maintenance to be carried out safely which is currently not possible using the existing track. Overall, the proposal is considered to comply with NPF4 Policy 14 and OHLDP 2018 Policy PD1.

CONCLUSION

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the proposed development stands to be determined against the policies contained within Outer Hebrides Local Development Plan 2018 and National Planning Framework 4, unless material considerations indicate otherwise. The relevant planning policies have been assessed and it is considered that the proposed development is compliant with all applicable policies. The planning application is submitted with supporting information in the form of site plans, section drawings, and technical specification. The proposed development would ensure safe access to the WTW and reservoir, whilst being mindful of the existing landscape character and minimising any impacts on this.

Additional Application Documents:

Drawings:

1. Topographical Survey
2. Proposed Access Route
3. Proposed Access Route Long Section
4. Site Location Plan
5. Sections and elevations

Fee: An application fee of £500 has been sent via BACS