



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

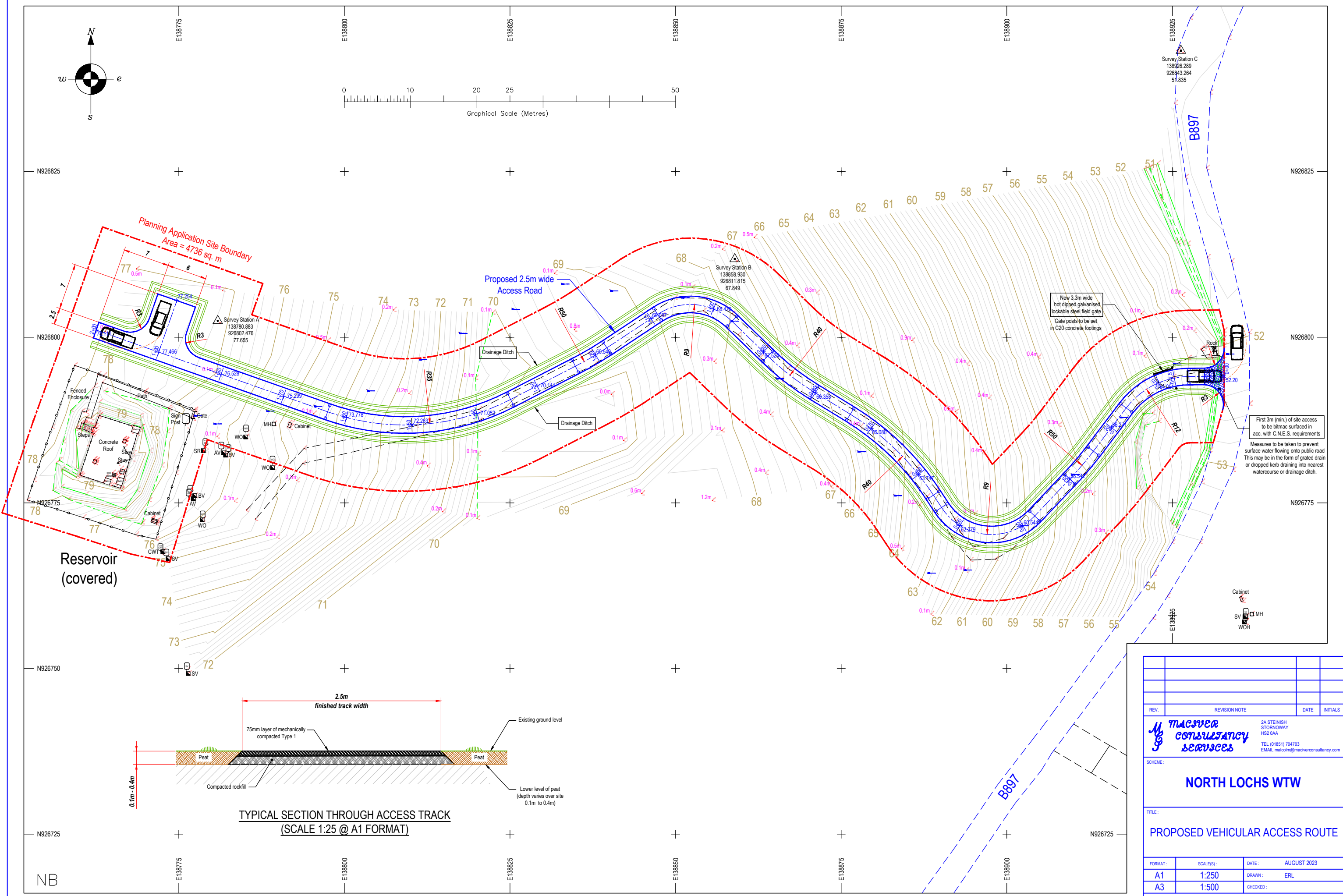
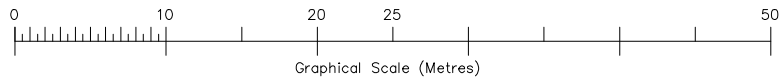
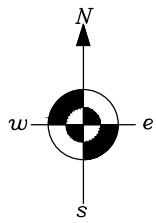
Reference Number	24/00093/PPD
Date registered as valid	08/03/2024
Description of Development	Formation of access track
Address or description of location to which the development relates	North Lochs Water Treatment Works 2, Grimshader, Lochs, Isle of Lewis N 926 782 E 138 759
Applicant Name	Scottish Water Per Mr Martin Walker
Applicant Address	Scottish Water 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.

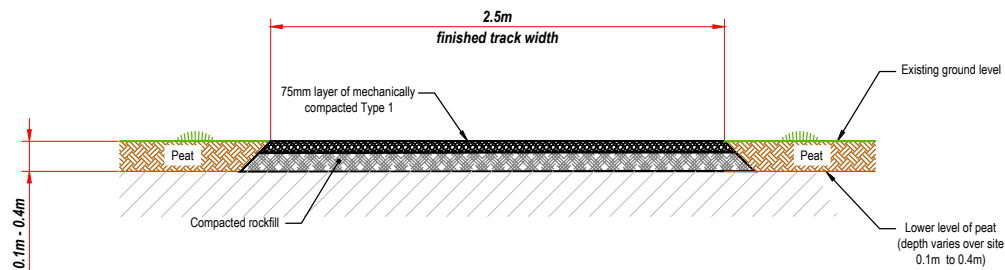
Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

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



Reservoir (covered)



TYPICAL SECTION THROUGH ACCESS TRACK
(SCALE 1:25 @ A1 FORMAT)

SITE SURVEYED AREA (SCALE 1:250 @ A1 FORMAT)

REV.	REVISION NOTE	DATE	INITIALS

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

SCHEME:

NORTH LOCHS WTW

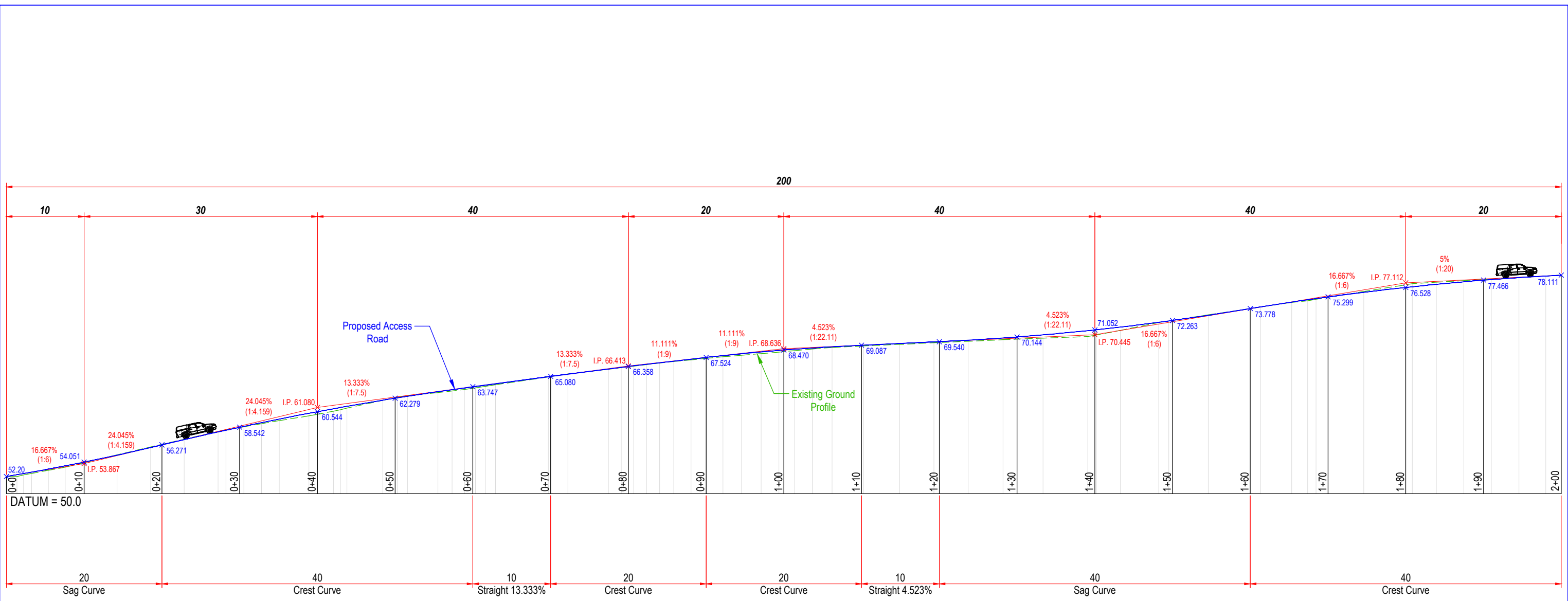
TITLE:

PROPOSED VEHICULAR ACCESS ROUTE


FORMAT:	SCALE(S):	DATE:	AUGUST 2023
A1	1:250	DRAWN:	ERL
A3	1:500	CHECKED:	

DRAWING NO: **23/096/02 PLANNING**

Survey and levels aligned to Ordnance Survey Grid and Datum.



PROPOSED ACCESS LONGITUDINAL SECTION
(SCALE 1:250 @ A1 FORMAT)

REV.	REVISION NOTE	DATE	INITIALS
		JA STERNISH STORNOWAY HS2 O&A TEL (01851) 704793 EMAIL maicolm@maciverconsultancy.com	
SCHEME :			
NORTH LOCHS BTW			
TITLE :			
PROPOSED VEHICULAR ACCESS ROUTE LONGITUDINAL SECTION			
FORMAT :	SCALE(S) :	DATE :	AUGUST2023
A1	1:250	DRAWN :	ERL
A3	1:500	CHECKED :	
DRAWING NO. :			
23/096/03 PLANNING			



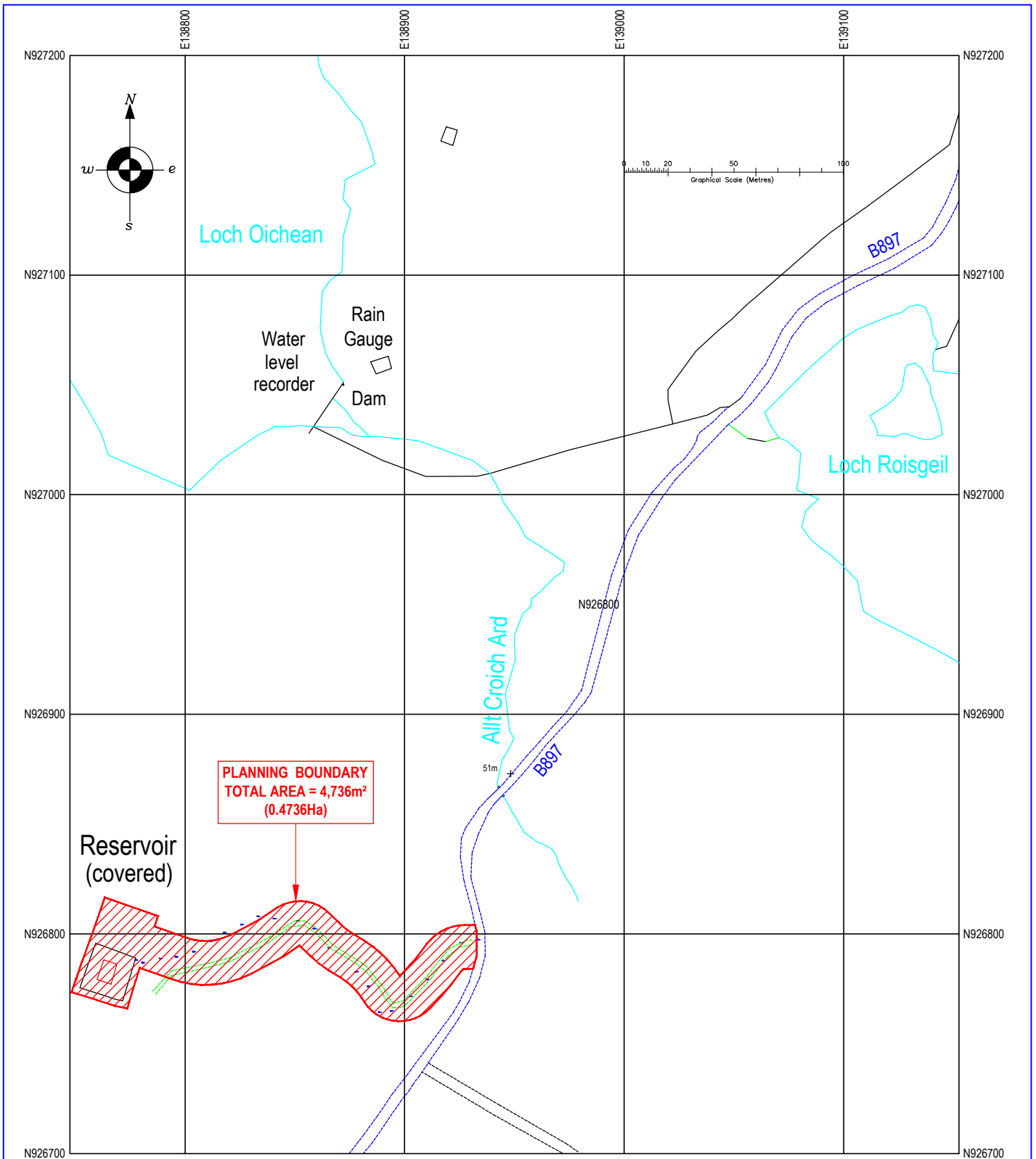
M MACIVER
CONSULTANCY
SERVICES

2A STEINISH
STORNOWAY
HS2 0AA
TEL (01851) 704703
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REV.	REVISION NOTE	DATE	INITIALS
SCALE(S):		DATE:	FEBRUARY 2024
NTS		DRAWN:	MMI
		CHECKED:	SMI
DRAWING NO.:		23/96/04 PLANNING	

SCHEME:
NORTH LOCHS WTW

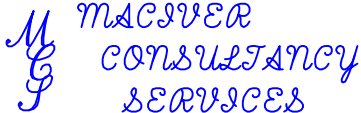
TITLE:
SITE LOCATION PLAN 1

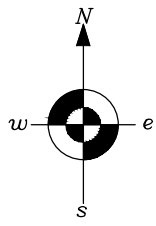


Site Location Plan

Scale 1:2500 @ A4

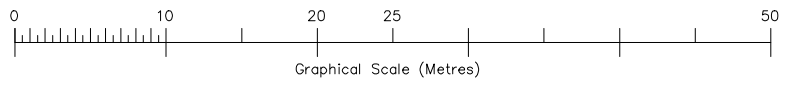
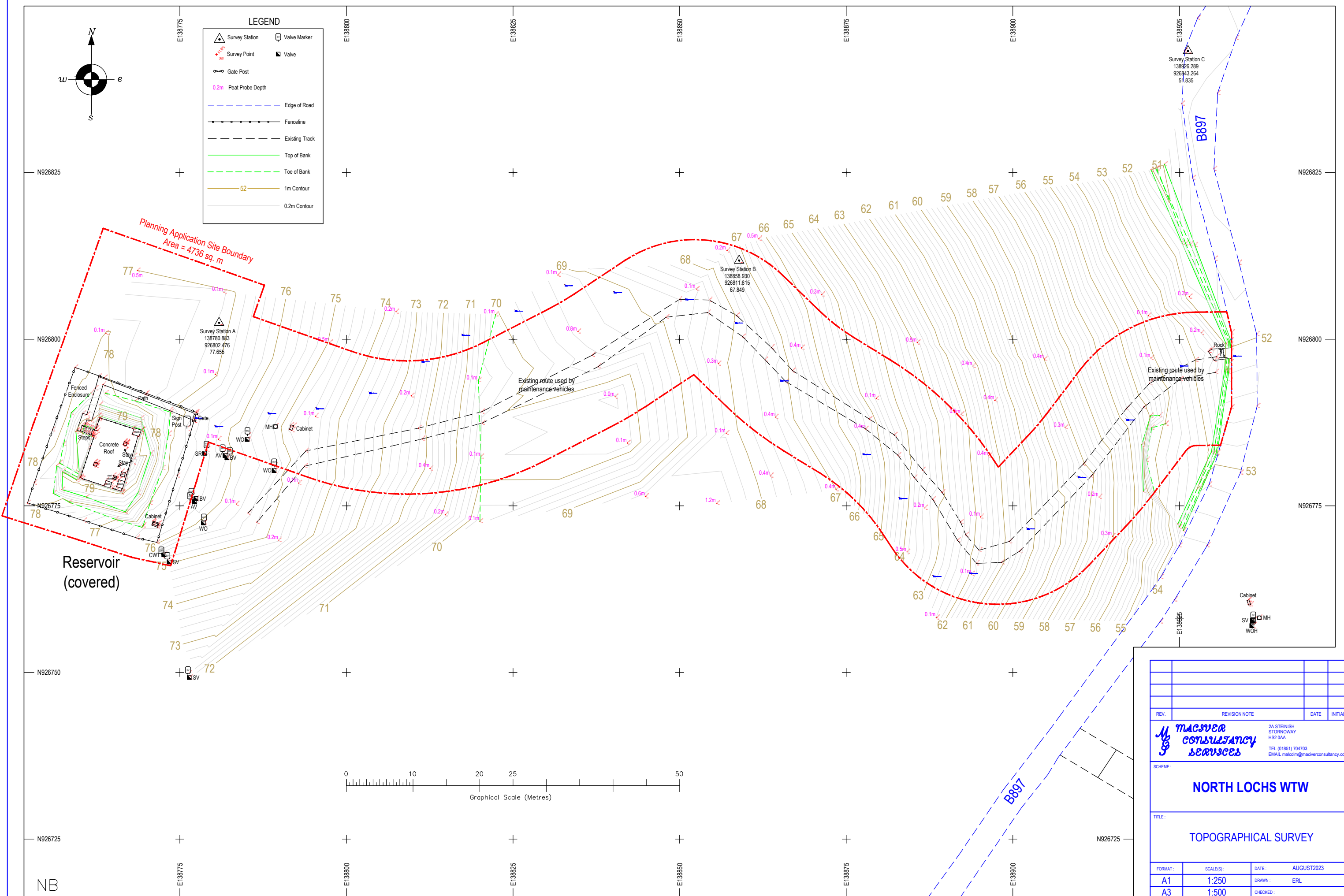
Site Centred Co-ordinates N.G.R. 138850E 926804N

	2A STEINISH STORNOWAY HS2 0AA TEL (01851) 704703 EMAIL malcolm@maciverconsultancy.com				
SCHEME : NORTH LOCHS WTW		SCALE(S) : 1:2500 @ A4	DATE : FEBRUARY 2024		
TITLE : SITE LOCATION PLAN 2		DRAWING NO. : 23/96/05 PLANNING	DRAWN : ERL	CHECKED : MMI	



LEGEND

	Survey Station		Valve Marker
	Survey Point		Valve
	Gate Post		
	0.2m Peat Probe Depth		
	Edge of Road		
	Fenceline		
	Existing Track		
	Top of Bank		
	Toe of Bank		
	1m Contour		
	0.2m Contour		



REV.	REVISION NOTE	DATE	INITIALS
		2A STEINSH STORNOWAY HS2 0AA TEL: (01851) 704703 EMAIL: malcolm@macoverconsultancy.com	
SCHEME:			
NORTH LOCHS WTW			
TITLE:			
TOPOGRAPHICAL SURVEY			
FORMAT:	SCALE(S):	DATE:	AUGUST 2023
A1	1:250	DRAWN:	ERL
A3	1:500	CHECKED:	
DRAWING NO.:			
23/096/01 PLANNING			

SITE SURVEYED AREA (SCALE 1:250 @ A1 FORMAT)

Survey and levels aligned to Ordnance Survey Grid and Datum.

SUPPORTING STATEMENT



<i>Application Site:</i>	North Lochs Water Treatment Works
<i>Application Description:</i>	Formation of Access Track
<i>Date:</i>	February 2024
<i>Prepared by:</i>	Martin Walker

PROJECT DESCRIPTION

Scottish Water require a new access to the covered reservoir at North Lochs Water Treatment Works (WTW). The existing access to this asset is poor and with no road in place. The proposed development will enable safe access for operations and maintenance of the covered reservoir.

SITE DESCRIPTION

The existing site (Grid Reference NB387267) is located approximately 1.5 kilometres (km) north east of North Lochs and 2.3km north west of Crosbost. The application site is bound to the east by the public road B897. The north, south and west is bound by undeveloped rocky grassland and agricultural land. There are no other buildings within the application site or nearby area. The land between the B897 and the covered reservoir rises from east to west, from approximately 52 metres (m) above sea level to 78m at the highest point.

The site of the proposed works is an area of rocky grassland, situated between the B897 and the covered reservoir. There is no formal access at present between this asset and the public road, which is separated by a distance of approximately 150m.

There are no constraints or designations affecting the site with respect to flood risk, national or international nature designations, protected species, built heritage and core paths.

PROPOSED DEVELOPMENT

The proposed access track will connect the existing covered reservoir to the B897. The track will have a total length of approximately 170m and a width of approximately 2.5m. The route will be formed with a 75mm layer of crushed aggregate stone. The track will also include a field gate at the foot of the access route and a turning area at the end point of the access, adjacent to the north east boundary of the covered reservoir.

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 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

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 infrastructure, 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 access track to provide a formalised, safe access to the North Lochs WTW covered reservoir. The principle of an access track in this location is considered to be acceptable as it is a small-scale development that will serve the existing asset and would not significantly detract from the character of the rural area. The proposal is therefore considered to comply with NPF4 Policy 18, 29 and OHLDP Policy EI9 and is acceptable in principle.

Landscape

NPF4 Policy 4 Natural Places and OHLDP 2018 Policy NBH1 Landscape seeks to protect the visual quality of landscapes and the integrity of the landscape character.

The proposed works would not have a significant adverse impact on the character of the landscape. The access track is relatively small-scale and would not be unduly prominent in the context of the wider landscape or when viewed from the public road B897. The development will not require a significant amount of engineering works and will generally 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 an adverse effect on the character of the landscape. The proposal is therefore considered to comply with NPF4 Policy 4 and OHLDP 2018 Policy NBH1.

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 the covered reservoir and the public road B897. 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 Scottish Water asset, allowing operations and maintenance to be carried out safely. 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 existing covered 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 and Elevation
3. Proposed Access Route Long Section
4. Site Location Plan
5. Supplementary Location Plan

Fee: An application fee of £1565 (including advert fee) has been sent via BACS