



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

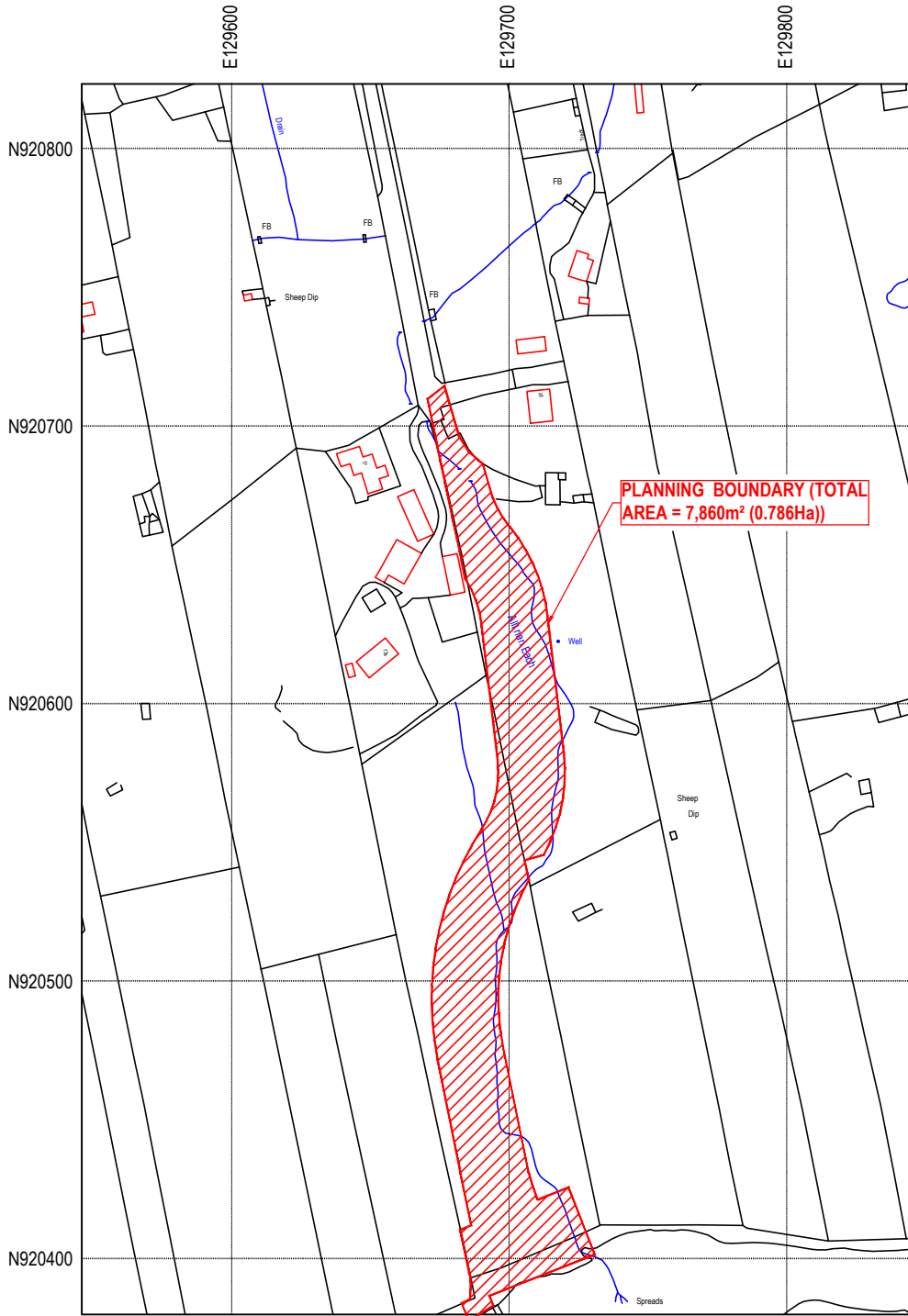
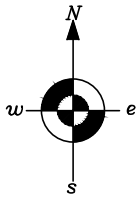
Reference Number	24/0014/PPD
Date registered as valid	22/03/2024
Description of Development	Formation of access track
Address or description of location to which the development relates	Scottish Water Access Track, Balallan, Lochs, Isle Lewis
Co-ordinates	E 129 718 N 920 400
Applicant Name	Scottish Water Per Mr Martin Walker
Applicant Address	56 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 Sandwick 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 129720,920405

MCS *MACIVER*
CONSULTANCY
SERVICES

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

REV.	REVISION NOTE	DATE	INITIALS

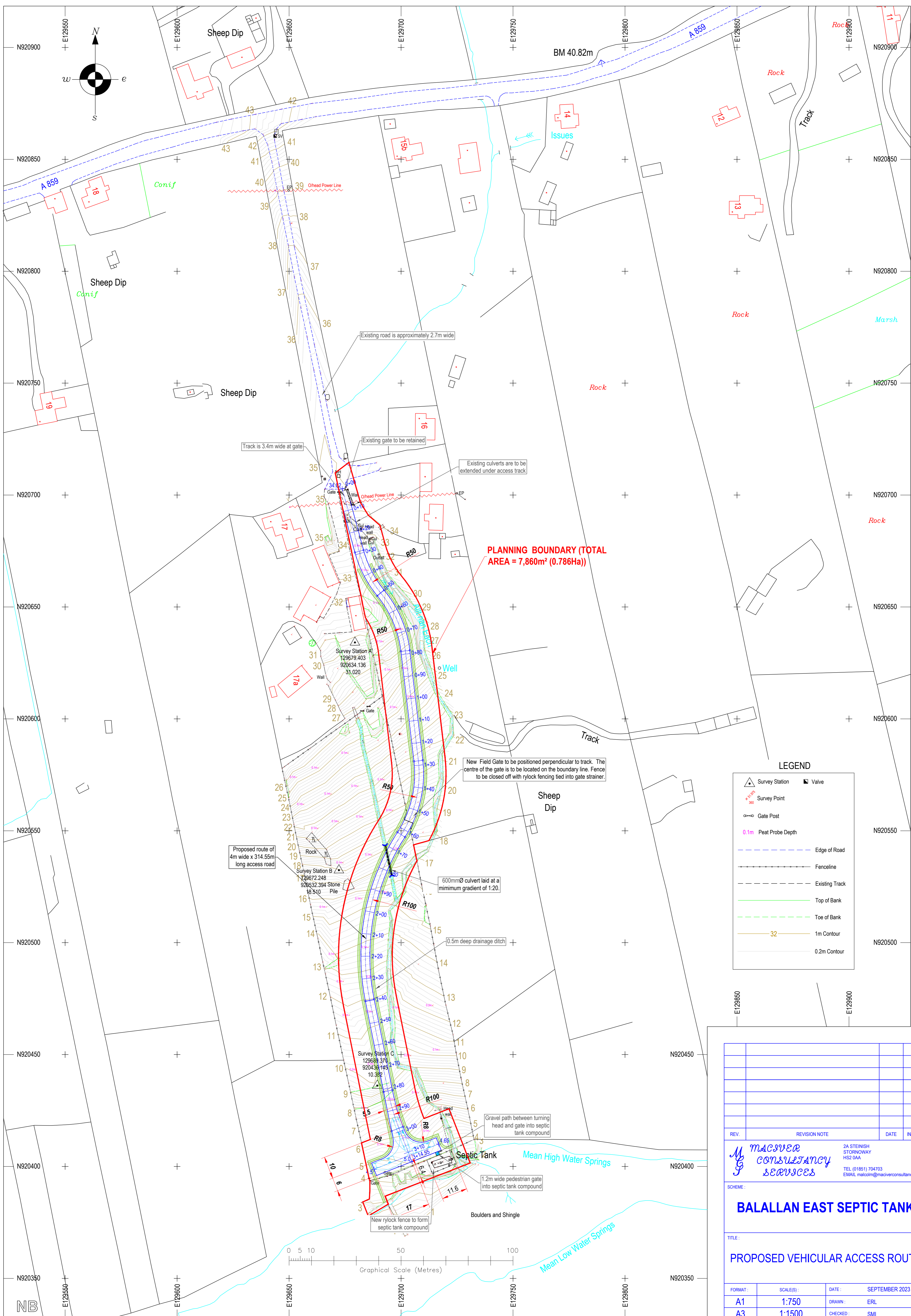
SCHEME : **BALALLAN EAST SEPTIC TANK**

SCALE(S) : **1:2500 @ A4**

DATE :	FEBRUARY 2024
DRAWN :	SMI
CHECKED :	MMI

TITLE : **SITE LOCATION PLAN**

DRAWING NO. : **23/97/04 PLANNING**



PLANNING BOUNDARY (TOTAL AREA = 7,860m² (0.786Ha))

LEGEND

	Survey Station		Valve
	Survey Point		Gate Post
	0.1m Peat Probe Depth		Edge of Road
	Fence Line		Existing Track
	Top of Bank		Toe of Bank
	1m Contour		0.2m Contour

REV.	REVISION NOTE	DATE	INITIALS

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BALALLAN EAST SEPTIC TANK

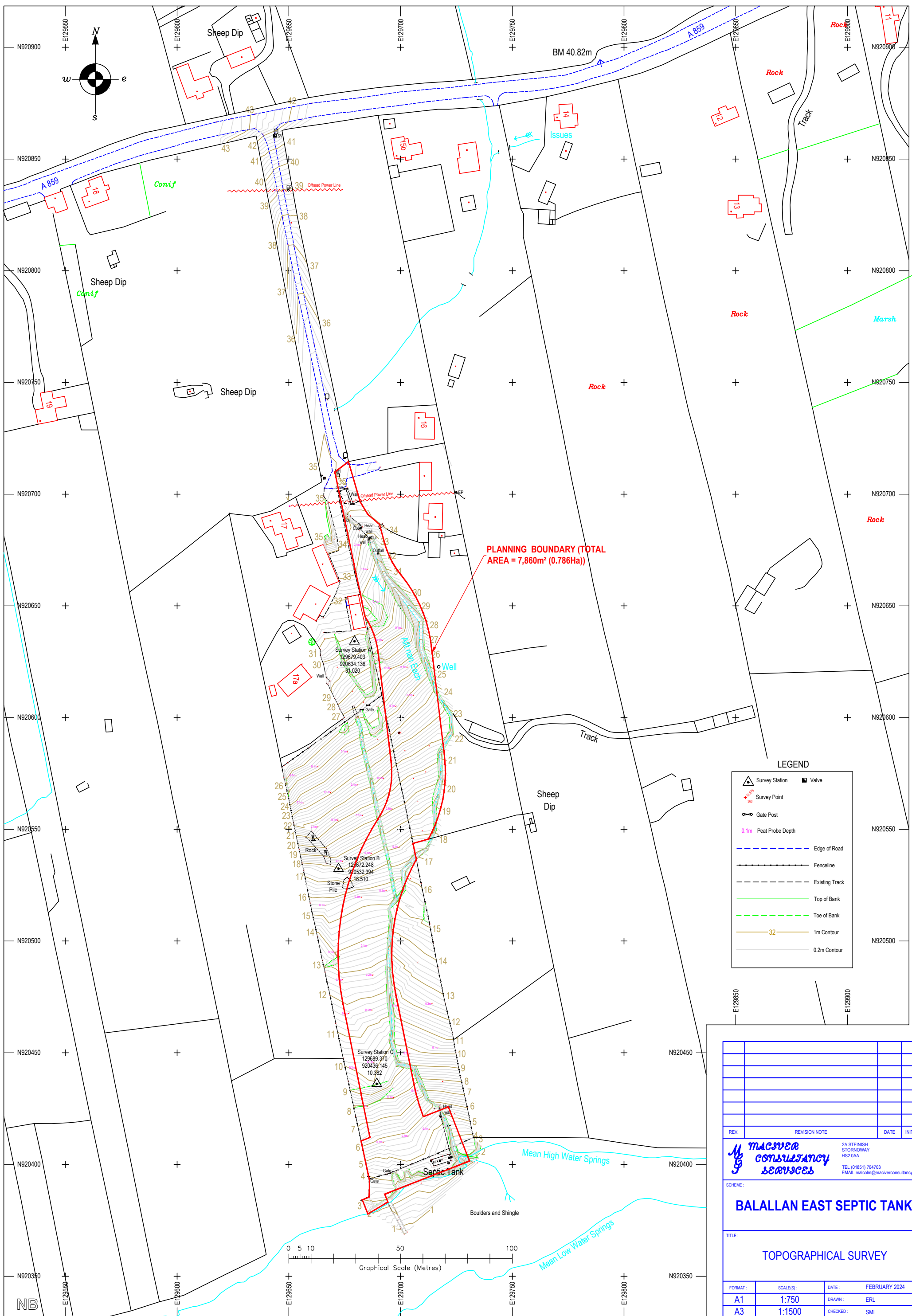
PROPOSED VEHICULAR ACCESS ROUTE

FORMAT:	SCALE(S):	DATE:	SEPTEMBER 2023
A1	1:750	DRAWN:	ERL
A3	1:1500	CHECKED:	SMI

DRAWING NO.: **23/09/02 PLANNING**

Survey and levels aligned to Ordnance Survey Grid and Datum.

PROPOSED ROUTE (SCALE 1:750 @ A1 FORMAT)



PLANNING BOUNDARY (TOTAL AREA = 7,860m² (0.786Ha))

LEGEND

- Survey Station
- Valve
- Survey Point
- Gate Post
- 0.1m 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

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BALALLAN EAST SEPTIC TANK

TOPOGRAPHICAL SURVEY

FORMAT	SCALE(S)	DATE	FEBRUARY 2024
A1	1:750	DRAWN	ERL
A3	1:1500	CHECKED	SMI

DRAWING NO.: **23/097/01 PLANNING**

Survey and levels aligned to Ordnance Survey Grid and Datum.

SITE SURVEYED AREA (SCALE 1:750 @ A1 FORMAT)

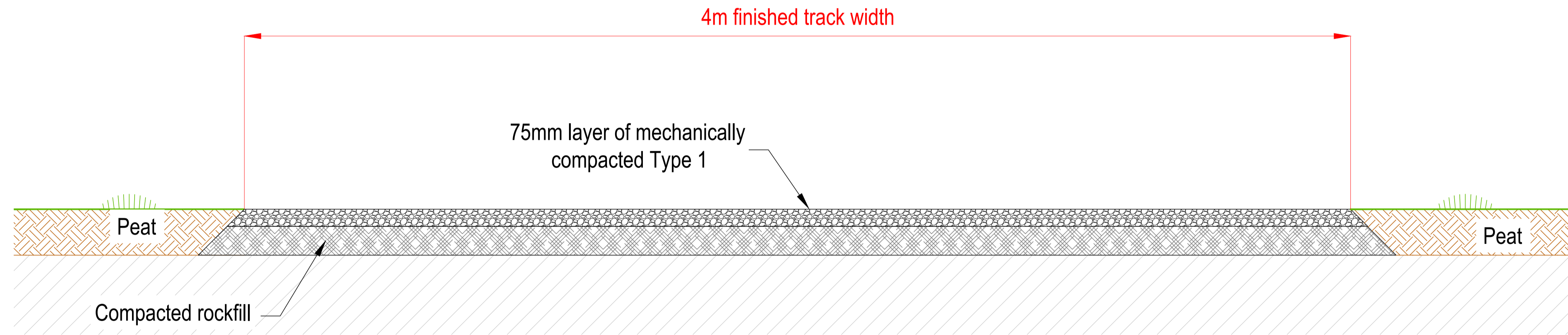
Side stones (min. 250mm)
to be well bedded into
sides of basin wall

Large mantle stone min.size 300mm
deep x 150mm thick

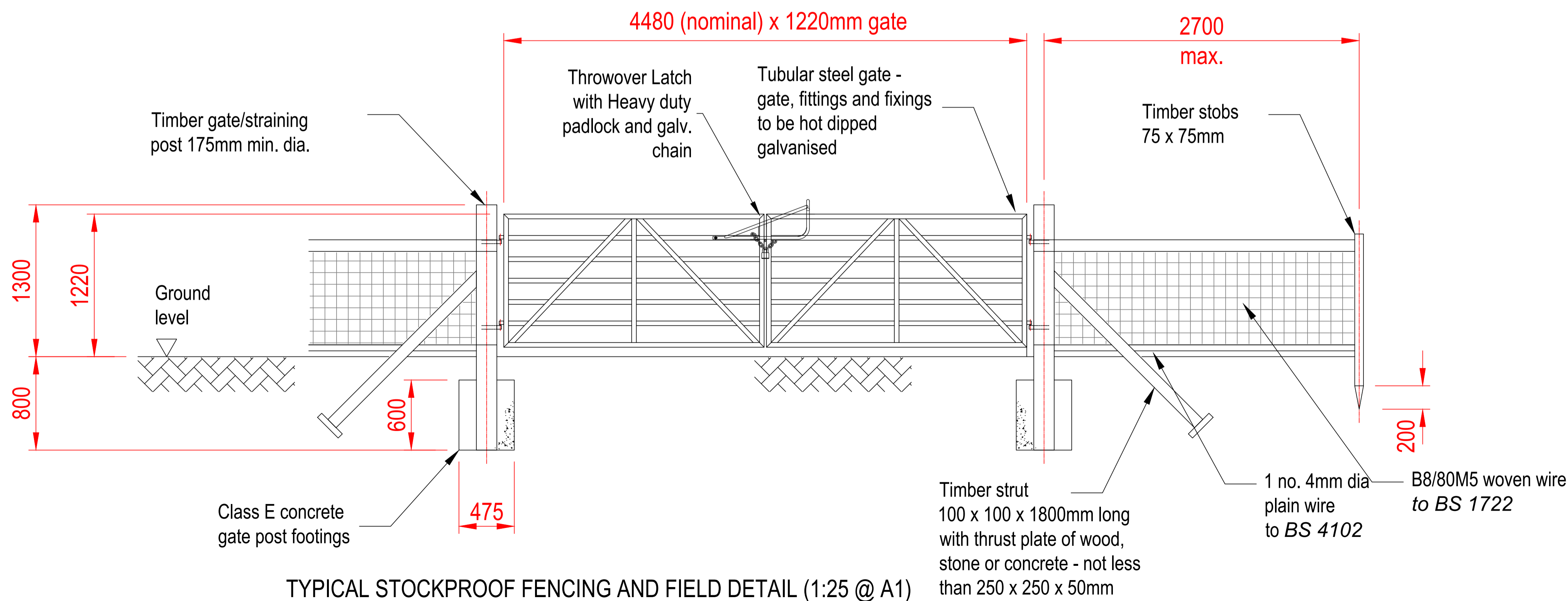
F.G.L. Culvert Ø 600mm N.B.

Splash plate at outfall (similar size to mantle stone) To provide scour
protection, stone to extend beyond outfall by minimum 2 x pipe Ø

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

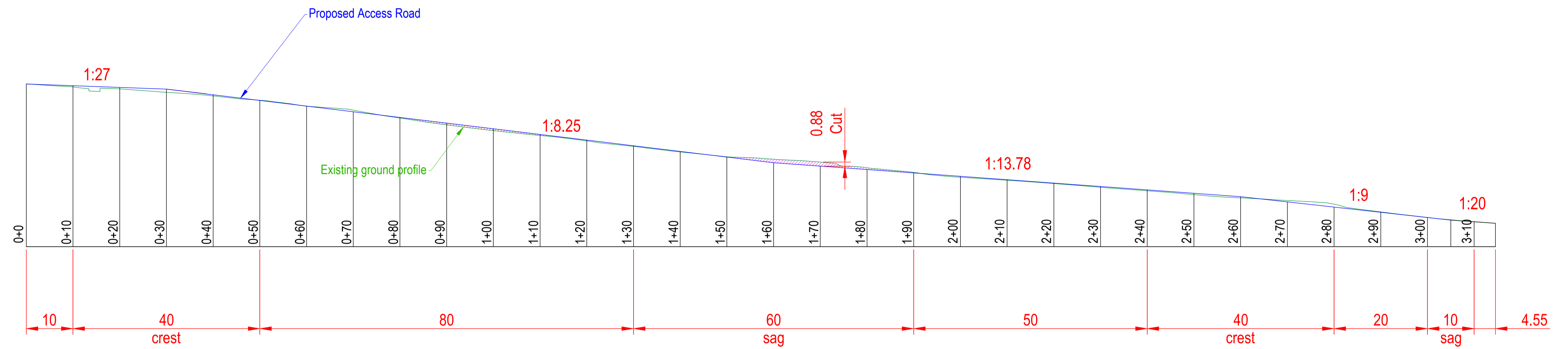
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TEL: (01851) 704703
EMAIL: malcolm@maciverconsultancy.com

SCHEME:
TARBERT WTW

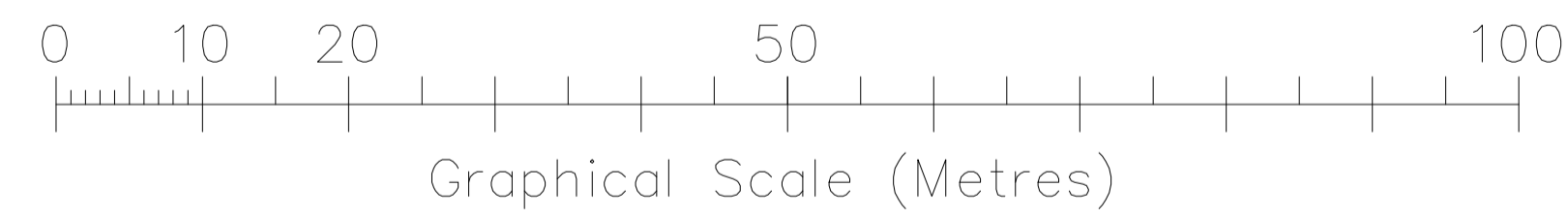
TITLE:
STANDARD DETAILS

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 1:500 @ A1 FORMAT)



REV.	REVISION NOTE	DATE	INITIALS
		2A STEINIGH STORNOWAY HS2 0AA TEL: (01855) 704703 EMAIL: malcolm@maciverconsultancy.com	
SCHEME:			
BALALLAN EAST SEPTIC TANK			
TITLE:			
PROPOSED VEHICULAR ACCESS ROUTE LONGITUDINAL SECTION			
FORMAT:	SCALE(S):	DATE:	OCTOBER 2023
A1	1:500	DRAWN:	ERL
A3	1:1000	CHECKED:	SMI
DRAWING NO.:			
23/097/03 PLANNING			

SUPPORTING STATEMENT



**Scottish
Water**
Trusted to serve Scotland

Application Site: **Balallan East Septic Tank**

Application Description: **Formation of Access Track**

Date: **March 2024**

PROJECT DESCRIPTION

Scottish Water require a new access to the existing Balallan East septic tank to enable de-sludging and safe access for operatives carrying out routine maintenance.

SITE DESCRIPTION

The existing Balallan East septic tank (Grid Reference NB 29718 20400) is located approximately 1.5km south east of Balallan village. The application site is bound to the north by residential dwellings, to the east and west by agricultural land and to the south by Loch Eireasort. The land falls from north to south towards the loch.

The site of the proposed works is an area of agricultural grassland, situated between the septic tank and residential dwellings to the north. There is no formal access at present between the nearest dwellings and the septic tank, which is separated by a distance of approximately 250m. The dwellings to the north are served by a private access road off the A859, which is approximately 470m north of the septic tank.

There are no environmental constraints or designations affecting the site with respect to flood risk, protected species, built heritage and core paths. The surrounding agricultural land is not classified as prime agricultural land.

PROPOSED DEVELOPMENT

The proposed access track will connect the existing septic tank adjacent to Loch Eireasort and the existing access road serving the dwellinghouses and agricultural buildings approximately 250m to the north. The track will have a total length of approximately 315m and a width of 4m. The route will be formed of a 75mm layer of crushed aggregate stone. A single field gate will also be installed at the halfway point of the track. New rylock fencing will also be formed around the existing septic tank compound.

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 or wastewater 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 Balallan East septic tank. The track is essential to enable operatives to carry out routine maintenance. The principle of an access track in this location is considered to be acceptable as it will serve the existing septic tank and will effectively be a continuation of an existing road. The proposed access is in keeping with the character of the area, which includes other access tracks of a similar scale and layout serving dwellinghouses and agricultural units. 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 slopes downwards from north to south towards the loch and would not be highly visible from public viewpoints or the public road A859. There are several other tracks in the nearby area which are orientated in a similar direction from north to south towards the loch. 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 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 4m connecting an existing road and septic tank. 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 septic tank, allowing operations and maintenance to be carried out safely. This will provide a wider overall benefit of improved wastewater treatment for the village of Balallan. 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 septic tank, 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
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