



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

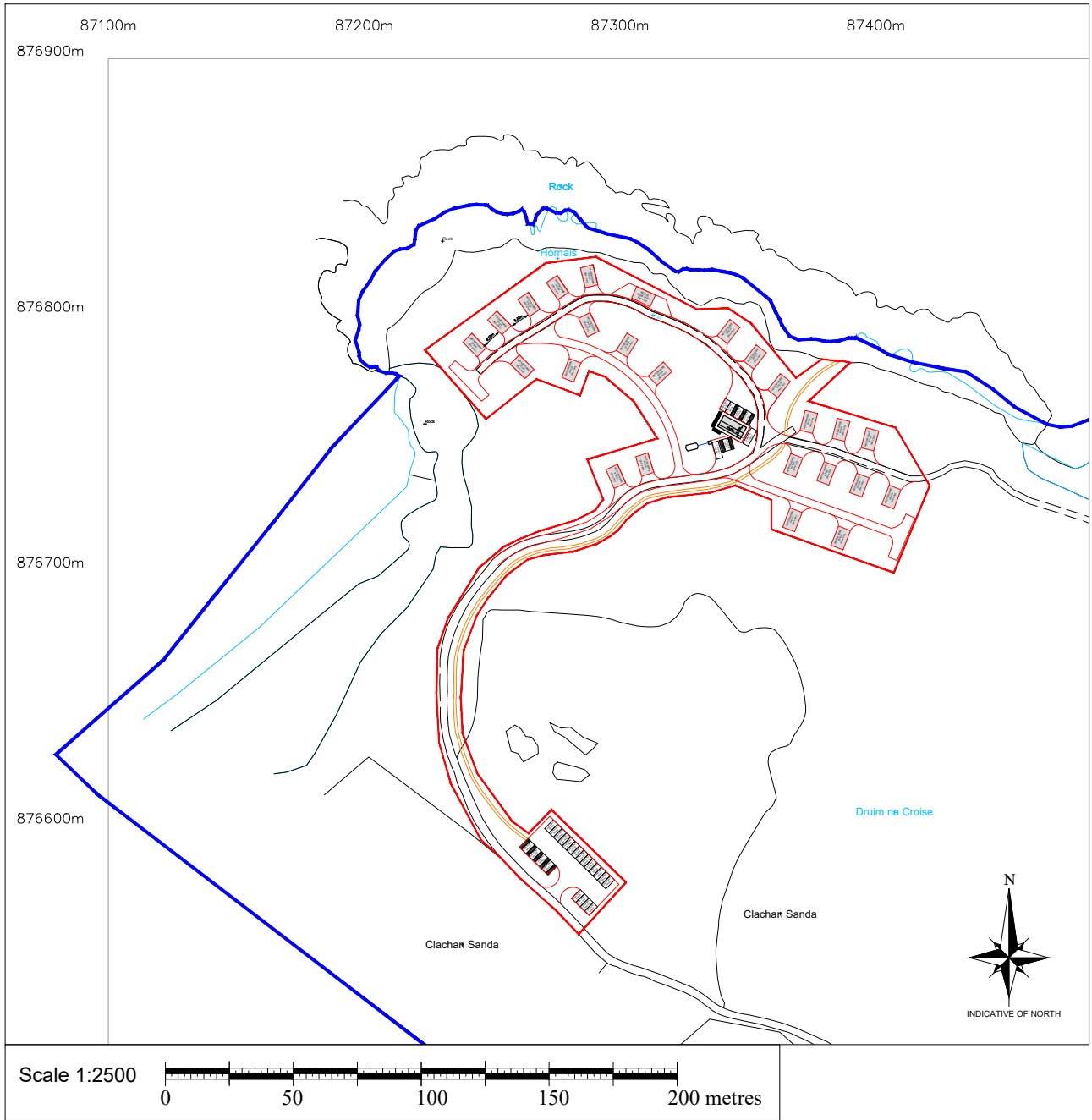
Reference Number	24/00314/PPD
Date registered as valid	04 October 2024
Description of Development	Campsite of 25No. Pitches for motorhomes plus facilities building. Form new access tracks, improve existing tracks, create new parking area.
Address or description of location to which the development relates	Campsite, Clachan Sands, Isle of North Uist (E: 87314 N: 876755)
Applicant Name	Andrew & Rachel MacDonald
Applicant Address	Goulaby, Clachan Farm, Clachan Sands, Isle of North Uist
Agent name (if applicable)	David Macleod, Total Design (Lighthill) Ltd
Agent address (if applicable)	Balard, 68 Lighthill, Back, Isle of Lewis

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



LOCATION PLAN

SCALE 1:2500

Notes:

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TOTAL DESIGN (LIGHTHILL) LTD

Balard, 68 Lighthill,
 Back, Isle of Lewis
 HS2 0LF
 Tel: 01851 827 137 Mob: 07917 806 013 Email: totaldesign@sky.com

Applicant:
Rachel MacDonald

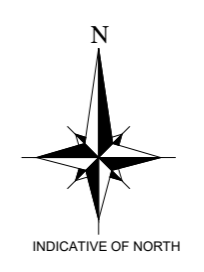
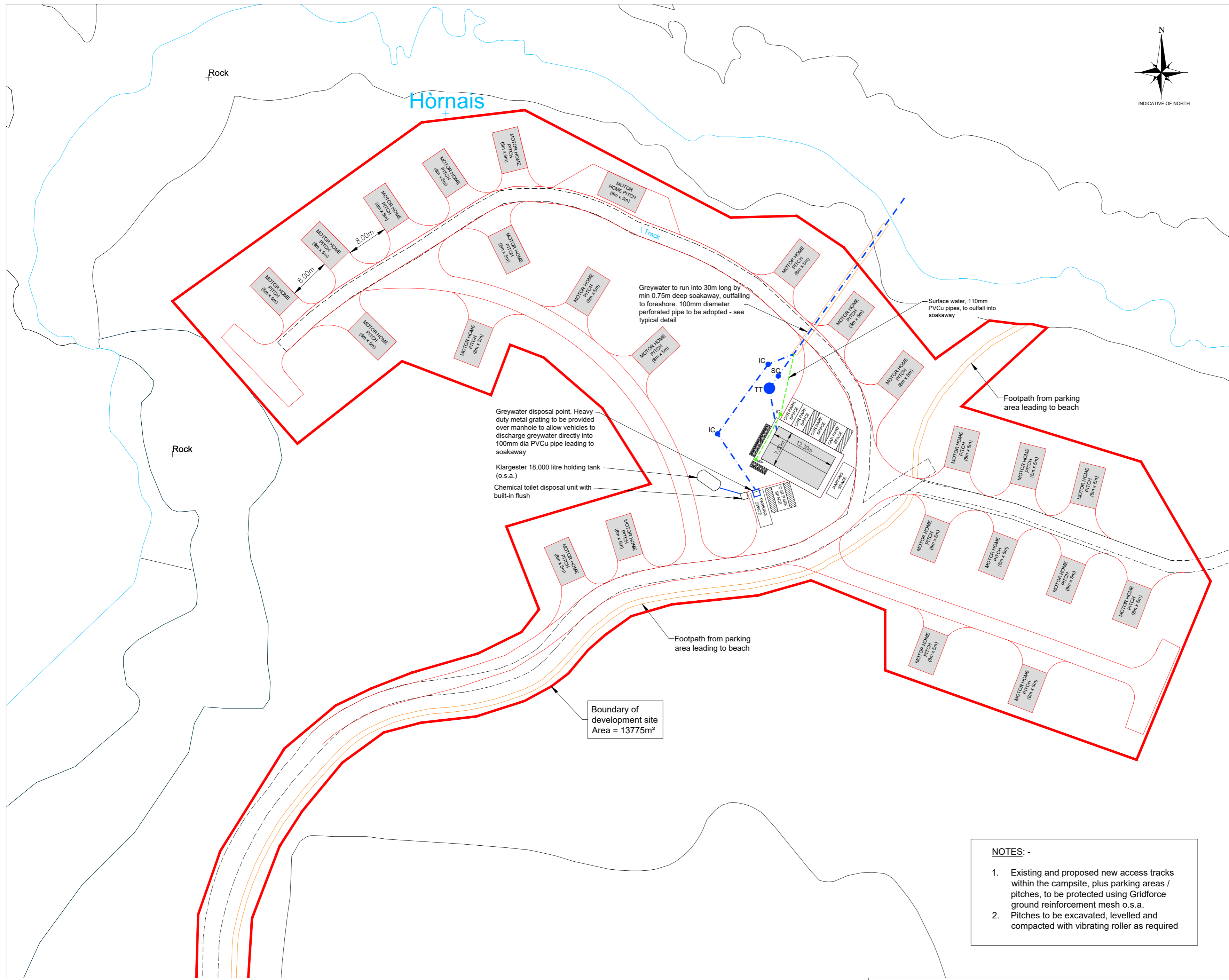
Project
 Proposed campsite & motor home parking, Clachan Sands, North Uist

Drawing
LOCATION PLAN

Drawn by: D MacLeod	Date: 21.08.24
Checked by: -	Date: -
Approved by: -	Date: -

Drawing No. P1485-000	00
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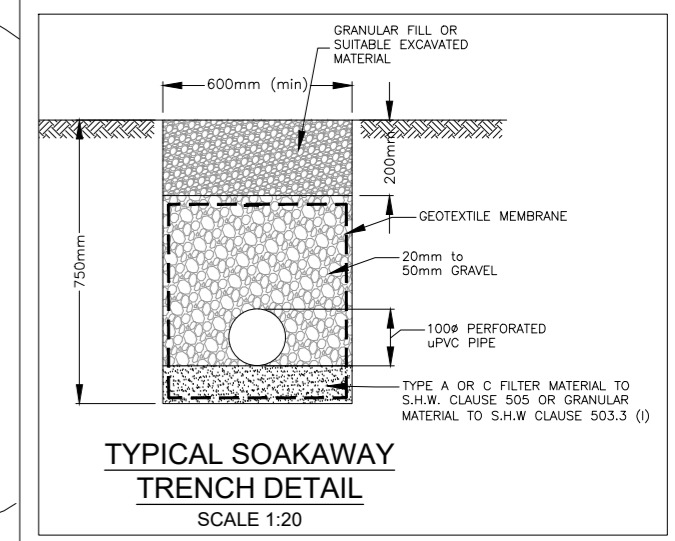
Drawing Scale: AS NOTED @ A2



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 - 6) It is the responsibility of the applicant/owner to undertake the necessary trial holes to establish if ground conditions are suitable along the extent of the foulwater pipe line.

LEGEND

- DC = Disconnecting chamber
- IC = Inspection chamber
- MH = Manhole
- RE = Rodding eye
- +24.302 = Spot level (m)
- 0.3m = peat probe depth (m)
- WT = Water stand pipe
- E = Electricity supply point



FOR APPROVAL

04	DM		28.09.24	RE-ISSUED FOR PLANNING APPROVAL	
03	DM		21.08.24	ISSUED FOR PLANNING APPROVAL	
02	DM		10.07.24	PARKING REVISED, FOOTPATH ADDED	
01	DM		10.06.24	LAYOUT REVISED	
Rev	By	Chkd	Apprvd	Date	Description

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Project
Proposed campsite & motor home parking, Clachan Sands, North Uist

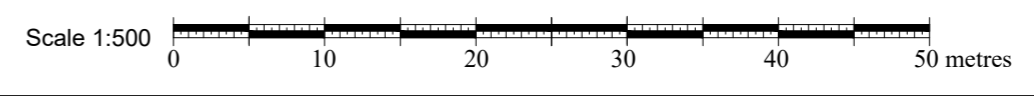
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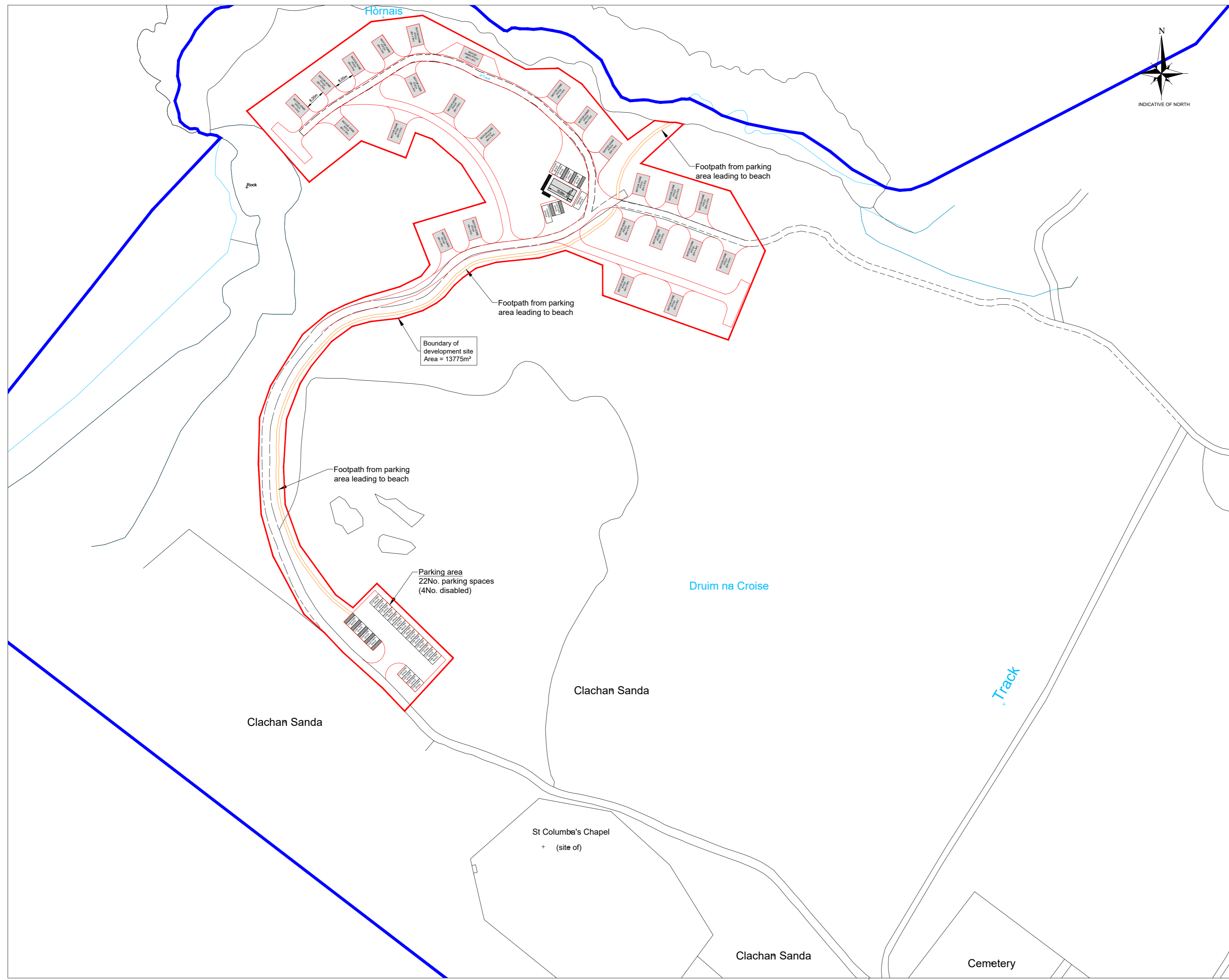
Drawn by: D MacLeod Date: 26.02.24
Checked by: Date:
Approved by: - Date: -

Drawing No. **P1485-001** **04**
Drawing Scale: AS NOTED @ A2

- NOTES: -**
1. Existing and proposed new access tracks within the campsite, plus parking areas / pitches, to be protected using Gridforce ground reinforcement mesh o.s.a.
 2. Pitches to be excavated, levelled and compacted with vibrating roller as required

SITE PLAN
SCALE 1:500





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FOR APPROVAL

02	DM		28.09.24	RE-ISSUED FOR PLANNING APPROVAL	
01	DM		21.08.24	ISSUED FOR PLANNING APPROVAL	
Rev	By	Chkd	Apprvd	Date	Description

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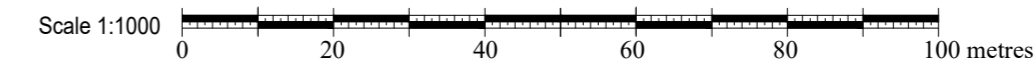
Drawing
SITE LAYOUT SHOWING PARKING AREA

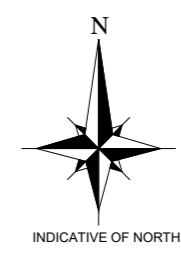
Drawn by: D MacLeod Date: 10.07.24
 Checked by: Date:
 Approved by: - Date: -

Drawing No.
P1485-004 **02**

Drawing Scale: AS NOTED @ A2

SITE PLAN
 SCALE 1:1000





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FOR APPROVAL

03	DM		26.09.24	RE-ISSUED FOR PLANNING APPROVAL	
02	DM		21.08.24	ISSUED FOR PLANNING APPROVAL	
01	DM		10.08.24	LAYOUT REVISED	
Rev	By	Chkd	Apprvd	Date	Description

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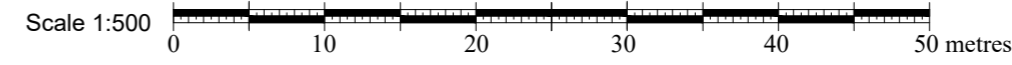
Project
 Proposed campsite & motor home parking, Clachan Sands, North Uist

Drawing No.
SITE LAYOUT PLAN WITH CONTOURS

Drawn by: D MacLeod Date: 26.02.24
 Checked by: Date:
 Approved by: - Date: -

Drawing No.
P1485-002 **03**
 Drawing Scale: AS NOTED @ A2

SITE PLAN
 SCALE 1:500





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FOR APPROVAL

03	DM		26.09.24	RE-ISSUED FOR PLANNING APPROVAL	
02	DM		21.08.24	ISSUED FOR PLANNING APPROVAL	
01	DM		10.08.24	LAYOUT REVISED	
Rev	By	Chkd	Apprvd	Date	Description

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Applicant:
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Project
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Drawing
SITE LAYOUT PLAN - AERIAL VIEW

Drawn by: D MacLeod Date: 26.02.24

Checked by: Date:

Approved by: - Date: -

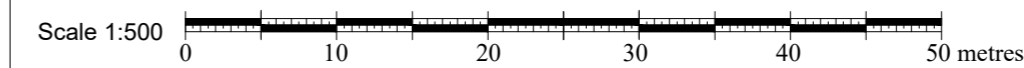
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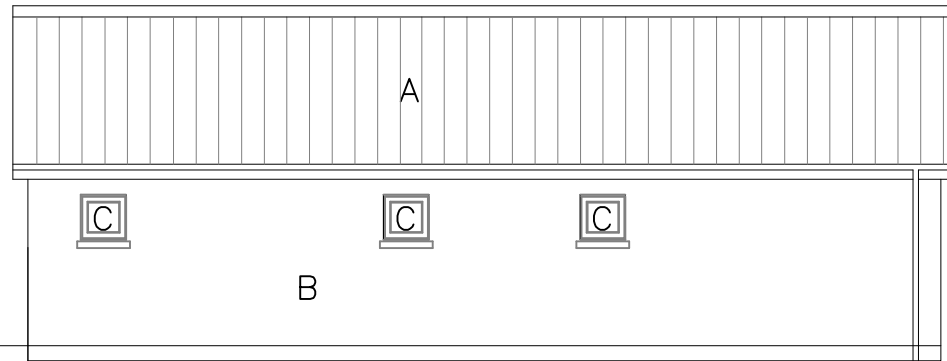
P1485-003

03

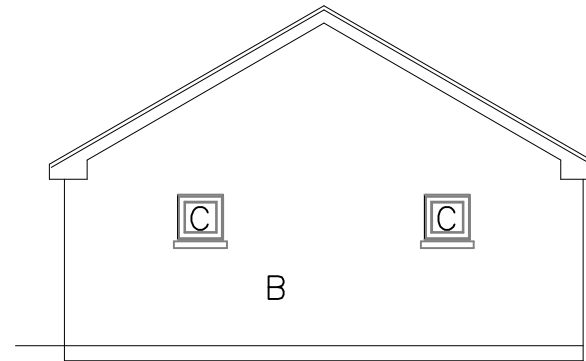
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SITE PLAN
 SCALE 1:500

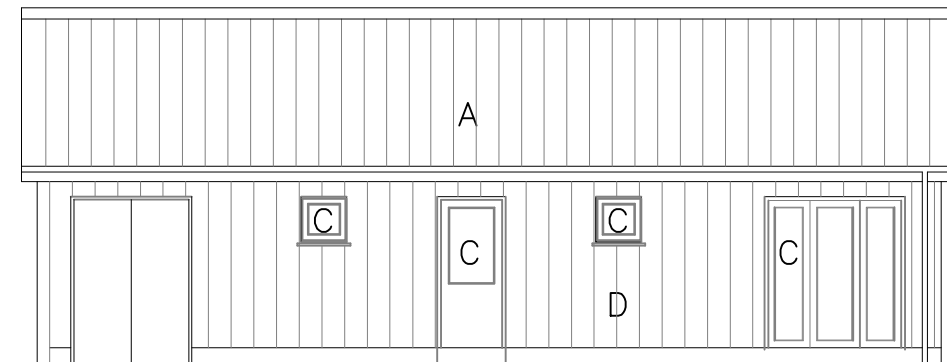




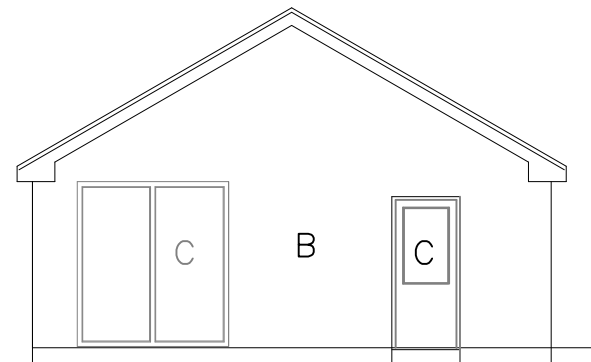
SOUTH ELEVATION



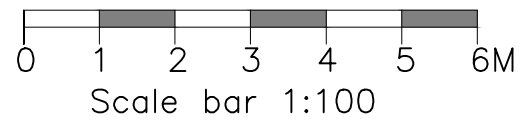
EAST ELEVATION



NORTH ELEVATION

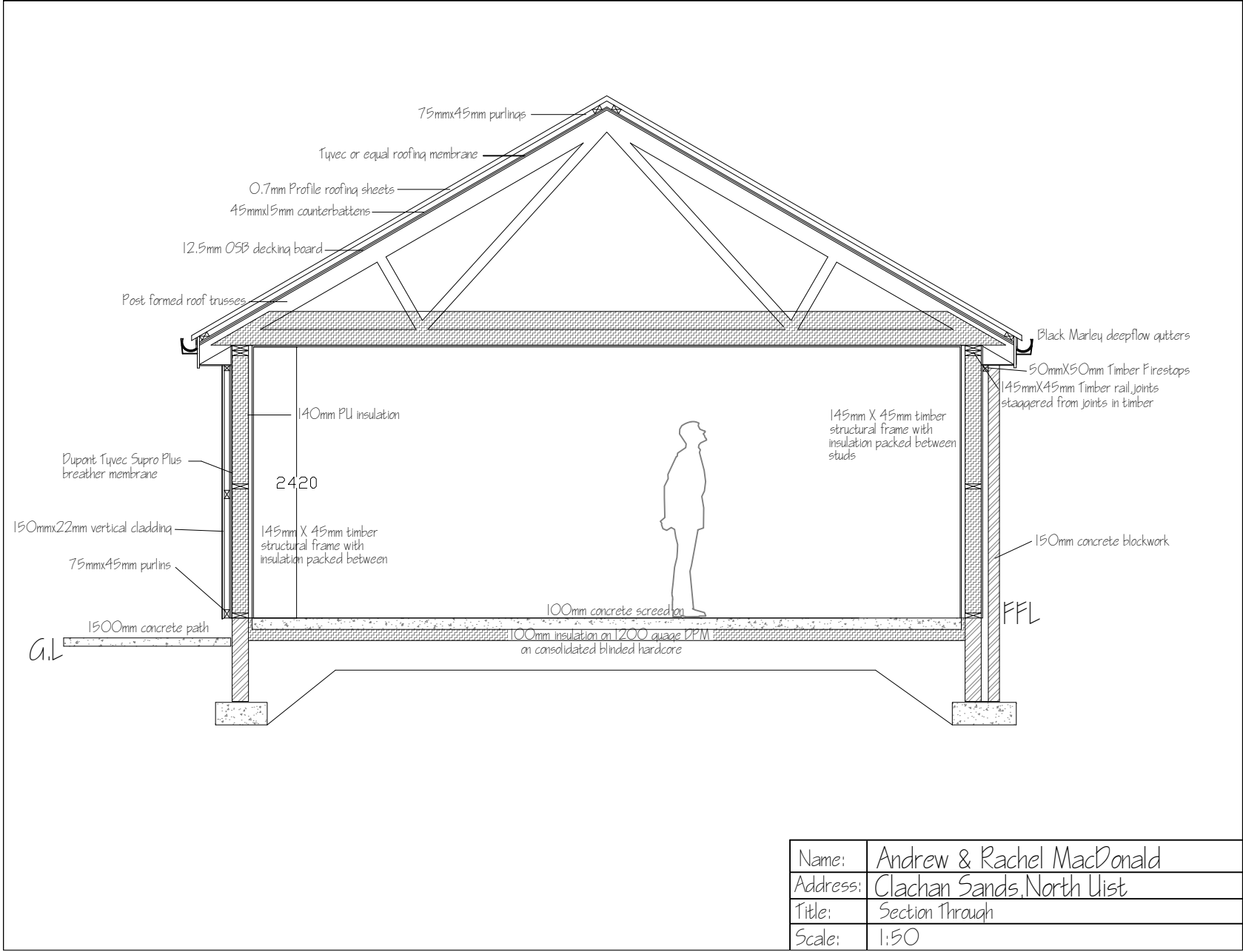


WEST ELEVATION

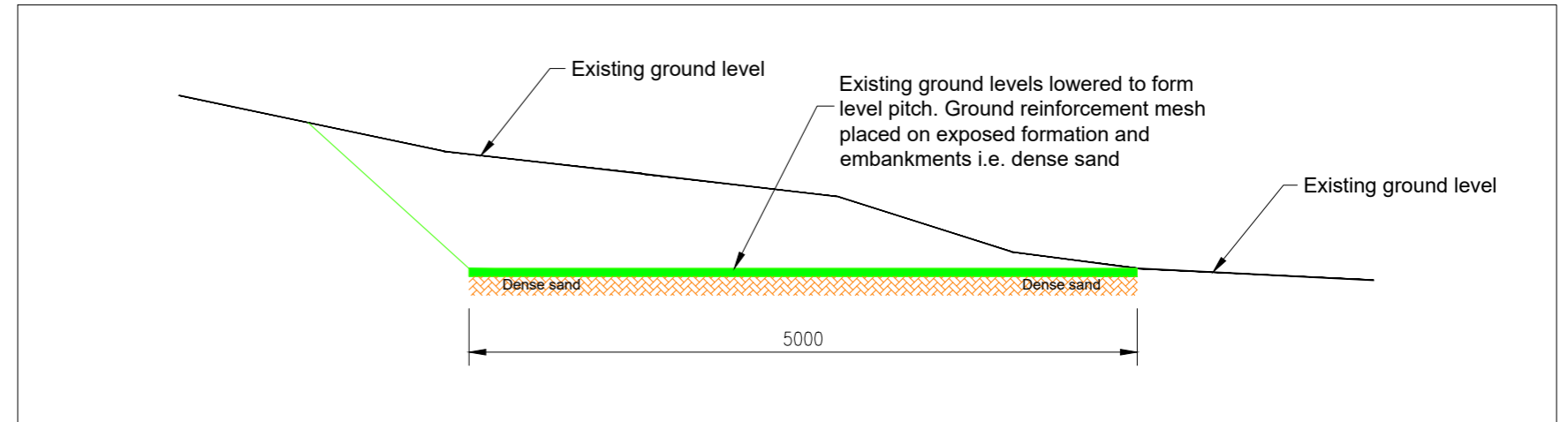
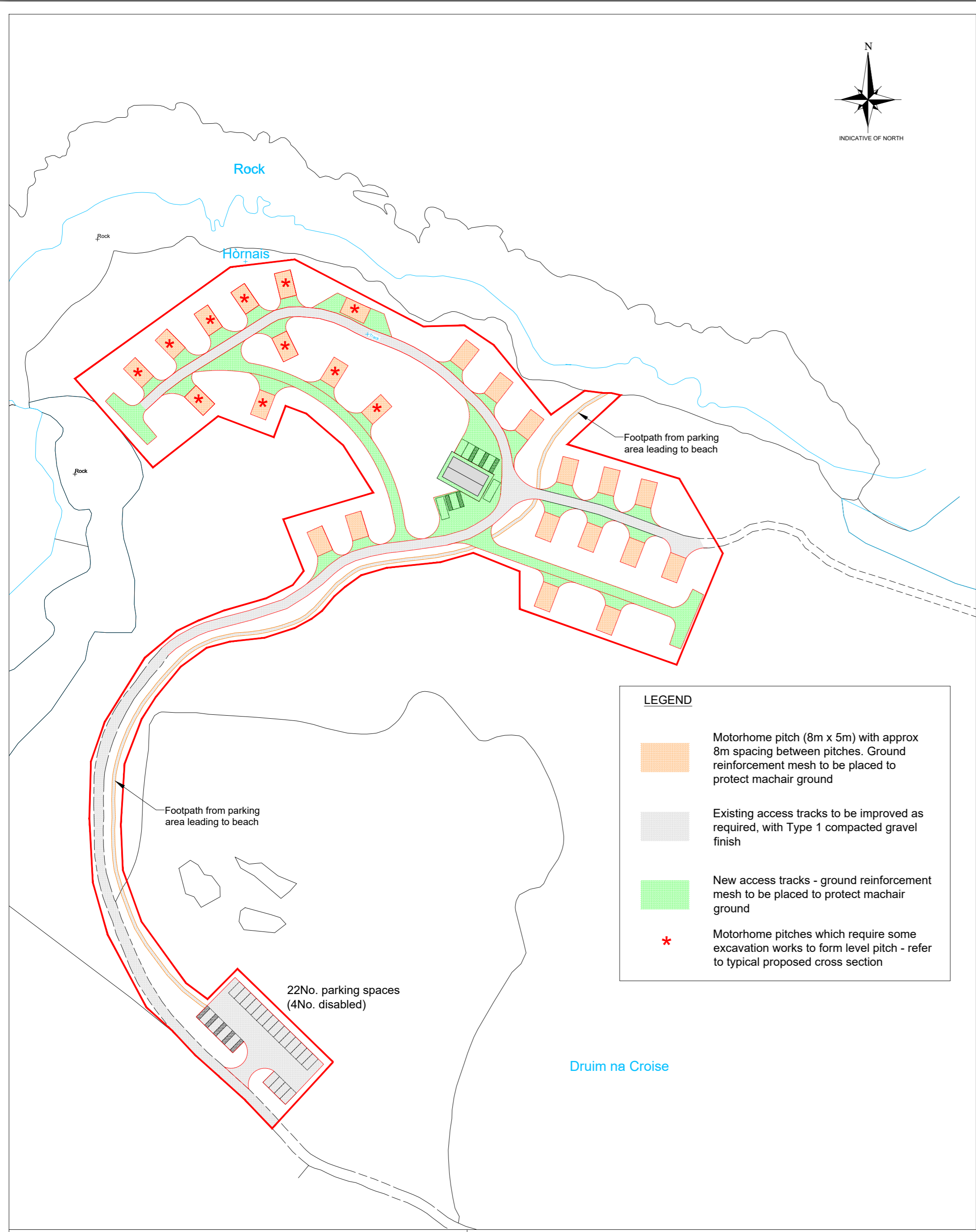


- A- Profile metal sheeting
- B- White roughcast walls
- C- White PVCu windows and doors
- D- Vertical timber cladding

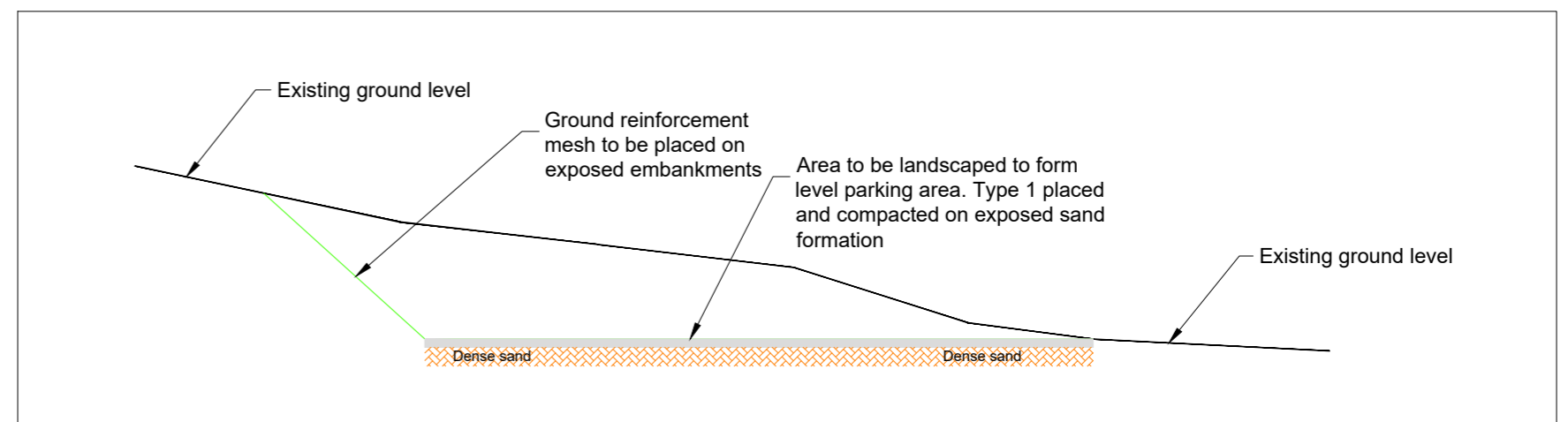
Name:	Andrew & Rachel MacDonald
Address:	Clachan Sands, North Uist
Title:	Elevations
Scale:	1:100



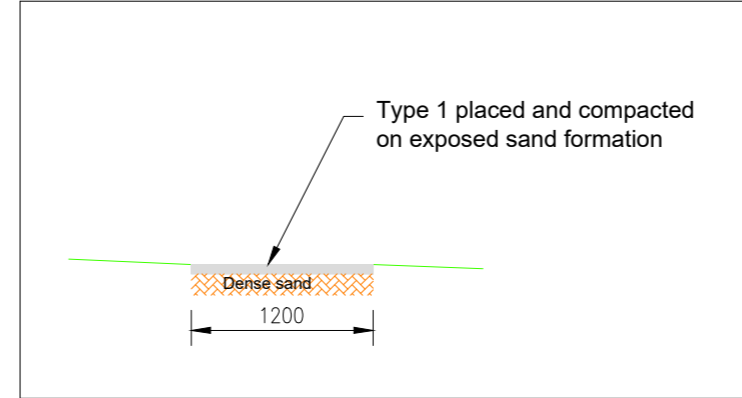
Name:	Andrew & Rachel MacDonald
Address:	Clachan Sands, North Uist
Title:	Section Through
Scale:	1:50



Typical cross section through motorhome pitch requiring excavation
SCALE 1:50



Typical cross section through main car parking area
SCALE 1:50



Typical cross section through new footpaths
SCALE 1:50

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Rachel MacDonald

Project
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SURFACE FINISHES & TYPICAL SECTIONS

Drawn by: D MacLeod Date: 10.07.24
 Checked by: Date:
 Approved by: - Date: -

Drawing No.
P1485-005 01

FOR APPROVAL

SITE PLAN
 SCALE 1:1000



Site and area appraisal

- ✓ The proposed campsite development will be located on our working family farm (Clachan Farm), where the current honesty campsite is situated. We are the owner occupiers and have the legal entities of the site.
- ✓ In the surrounding areas, there is Clachan Sands Beach to the North and South with the Machair Area to the East of the existing facility. The area is identified through Nature Scotland as SSSI protected Areas, NSA and SPA.
- ✓ The campsite location is orientated to face North, to capture the views of the nearby islands, Lingay (which you can get to at low tide), Boreray and Pabbay. The next island Berneray, is linked by causeway and the neighbouring Isle of Harris is connected by CalMac ferries, both can be viewed from the site.
- ✓ The surrounding houses are residential and self-catering houses. There are also several agricultural sheds nearby. As you travel to the campsite you pass two cemeteries, one of which is closed (St Columbas Chapel) Old Clachan Sands Cemetery. These are on the farmland owned by the campsite owners.
- ✓ The land adjacent to the current honesty box campsite is used for farming all year round. The cows are relocated on the machair for wintering. Spring, Summer is used for cultivating, planting, grazing. Summer, Autumn is used for cropping/harvesting and grazing. The site is operated in collaboration with the Scottish Government and Crofting Commission under land management schemes.
- ✓ The main Berneray to Benbecula via Lochmaddy Bus Route is operated by CNES and pick up is from the junction at the Clachan Sands Cemetery Road sign on the A865.

Identifying the design principles

- ✓ The facility block is 10mx5m in shape, giving 0.005 ha. There are no existing buildings and structures on site.
- ✓ The views from the site looking north are Clachan Sands beach, the islands of Berneray, Pabbay, Lingay and Boreray. Facing East is overlooking onto the working farm, while facing south is the beginning of Clachan Sands village and beach, Sollas and Cleatraval in the distance, facing west is looking onto Ard a'mhorain and views of St Kilda in the distance.
- ✓ Existing natural features are sea, rocks, sand, and marram grass, wild flowers, orchids.
- ✓ The campsite will be fenced off as the machair land will be used for cropping and grazing. In the springtime we cultivate the ground and plant corn and potatoes. The livestock come off the machair in May until after the harvesting is finished (September), the cows are the first to go back to the machair as per land management plans.
- ✓ The machair land is a species rich area, with an abundance of wild machair flowers including orchids. There is a lot of ground nesting birds on the machair land, with lapwings' nesting on the machair in springtime and stay around whist bringing up their young. As the campsite will be fenced off this will help to protect the surrounding machair area from being untouched. A lot of other wildlife have been spotted around the current campsite area which includes regular visits from the Sea Eagle.
- ✓ The site layout comprises of rock, sand and soil. This will support a solid structural foundation. The building has been orientated to obtain the best possible view along with a suitably considered design to facilitate users, ensuring the land is kept natural and well maintained.
- ✓ Following from a recent positive archaeologist site visit/inspection to evaluate the area, where a survey was carried out on each different area and level of ground, nothing of archaeological interest was found therefore each pitch can be positioned in the area marked out as indicated on the site plan. No other issues were highlighted or identified, and the detailed information can be found in the WSI report and is attached for further information.
- ✓ The proposed development area of the campsite is positioned discreetly, where it will be out of view from surrounding houses and the main road, therefore not disturbing the current scenic view. This design was intended to ensure campsite privacy without disturbing the natural beauty of the area by maintaining its uniqueness.

<p>Analysis</p>	<ul style="list-style-type: none"> ✓ The forms of houses surrounding the site are single storey dwellings, 1.5 storey dwellings and thatched cottages. There are agricultural buildings on Clachan Farm and neighbouring crofts of Clachan Sands. ✓ The proposed development will be a single-story building. It will have wooden cladding on front of it that is facing North. The remainder of the walls will have white stone roughcast and the roof will be constructed of profile metal sheeting. ✓ There are similar buildings built with wooden cladding and roughcast nearby, these include Clachan Lodge, Local Croft House and a house on de-crofted site within the vicinity. ✓ Typical features of the roofs of the nearby buildings are hipped roof, pitched roof, thatched roof, profile metal sheeting. Walls are wet dash, natural stone, wooden cladding and roughcast all of which will be similar features on the new proposed campsite block.
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<p>Design Concepts</p>	<ul style="list-style-type: none"> ✓ The design was influenced by the stunning scenery, with the front of the block facing north overlooking Clachan Sands beach, Berneray and onto the Harris hills. Having floor to ceiling windows will decrease the amount of energy required for lighting and heating the office area of the building. ✓ Outdoor Lighting on the facility block will be sensed to light up the surrounding area. To enhance lighting provision during the hours of darkness (very little from May to August) solar lights will be used around each pitch. ✓ Air Source Heat Loop will be located at the facility block. The septic tank and grey water waste tank area will be located near the facility block, as per attached plans. ✓ The facility block will have 2 washing machines, a communal sink, kettle, and microwave for customer use. There will also be a drying room for customers to dry their clothing. The storeroom will be for staff only as it will be used for cleaning supplies and will be kept locked when not in use. The showers and washing machines will be pay to use (coin operated). They will be on a timer to be practical and efficient for the water usage. ✓ Our mid-term plan is to develop a shop area, in a room within the campsite block facility. This will include the sale of a selection of local farm produce such as, fresh eggs, machair potatoes, cockles and local venison. By having the campsite facility on the farm, it helps visitors to the area, understand where the local produce comes from and have access to buy fresh produce during their visit, with low food miles included. ✓ Each of the 25 pitches is to be landscaped and have terram matting added, to reduce the erosion of the machair land. There will be 12 pitches that will have electrical hookup allowing campsite customers to connect to the power supply. These pitches will be located overlooking the beach at the front as they are closer to the facility block, we will charge a premium price for these pitches. The remaining 13 pitches will be located further to the West of the campsite looking towards Lingay and Boreray and will be on slightly elevated points of the campsite showing the beautiful views and stunning sunsets of the surrounding area. At these pitches customers can wild camp or choose to bring their own/rent a pre booked solar panel. This is to encourage the use of renewable energy in our business, reducing our carbon footprint and contributing to our commitment to look after our planet. The pitches will be identified by a name/number, a location plan detailing the pitches will be found at the facility block. ✓ The access road will have a smooth surface of type 1 aggregate from the open cemetery all the way down to the facility block. There will be a drainage camber fitted also to keep the road from water logging and potholes. This will also comply with SuDs requirements. There will be a cattle grid before entering the campsite. Once over the cattle grid there will also be a boom barrier for the campsite users to go through. The boom barrier can be powered by solar energy and users can open the barrier using their mobile phones, this will be used more early in the morning and late at night. It will mostly be open during the day while staff are at the campsite. ✓ The car park for local and customer use, will be situated before entering the campsite, just after the old cemetery as shown on the site plan. This is to mitigate congestion and to control access to avoid the day to day beach users parking in the middle of the campsite. The proposal will separate the campsite from parking and will be fenced off to control this. The car park will have 22 parking spaces including 2 disabled parking spaces, however there will be a further 2 disabled parking spaces at the facility block. Each parking space will have terram matting underneath to stop the erosion or degradation of the sandy soil look after the natural machair land environment.
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Design Concepts

- ✓ The footpath will start from the car park and will be sign posted. It will have rope on either side of the track and solar lights throughout the track. It will go all the way to the designated beach access. This is to help prevent damage to the machair land and keep the land untouched for ground nesting birds and other machair wildlife.
- ✓ Our longer-term aspirations are to create employment opportunities, this will include roles such as; cleaners and a campsite warden. As the business grows and develops, we hope to attract employees to the business and provide seasonal job opportunities.

Design Solutions

- ✓ Overhead power lines are not infringing on the development of the site; however, they are in the near vicinity of campsite and neighbours. The site currently does not have mains power; therefore a new installation will be required for the proposed development. The number of poles required to facilitate the installation of the power to the campsite has decreased from the initial design and now includes most of the cable going underground to the campsite to avoid impacting on the scenic landscape.



Clachan Sands Campsite

