



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

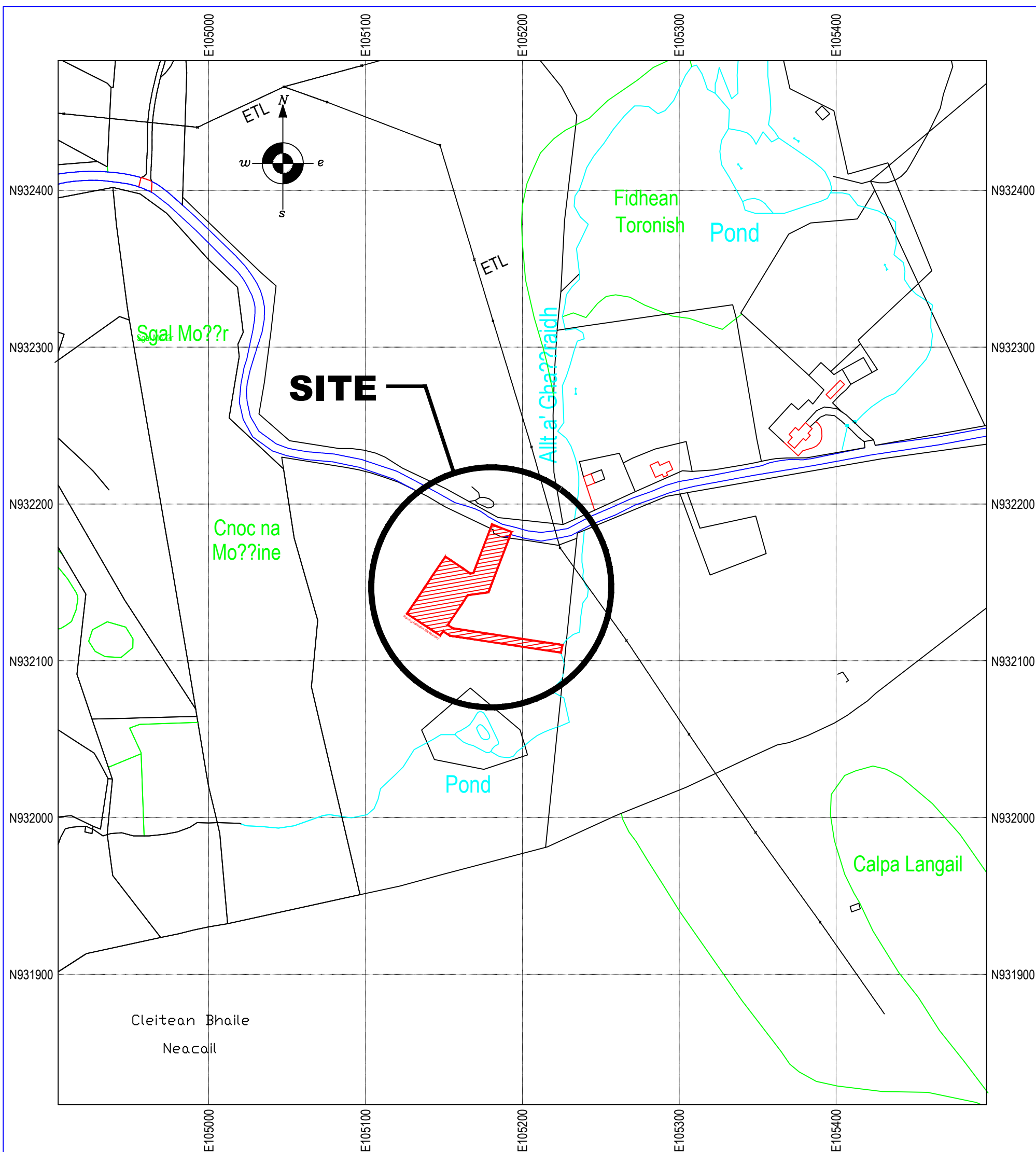
Reference Number	24/00489/PPD
Date registered as valid	29/10/2024
Description of Development	Erect single storey house, detached garage and new access road.
Address or description of location to which the development relates	12A Ardmoil, Uig, Isle of Lewis
Co-ordinates	N 932 698, E 104 818
Applicant Name	Mr Simon Jenkins
Applicant Address	8A Castle Terrace, Broughty Ferry, Dundee, DD5 2EG
Agent name (if applicable)	N/A
Agent Address (if applicable)	N/A

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.

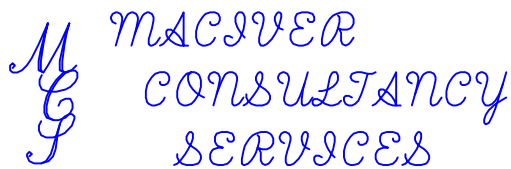
Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwich Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula. HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended 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

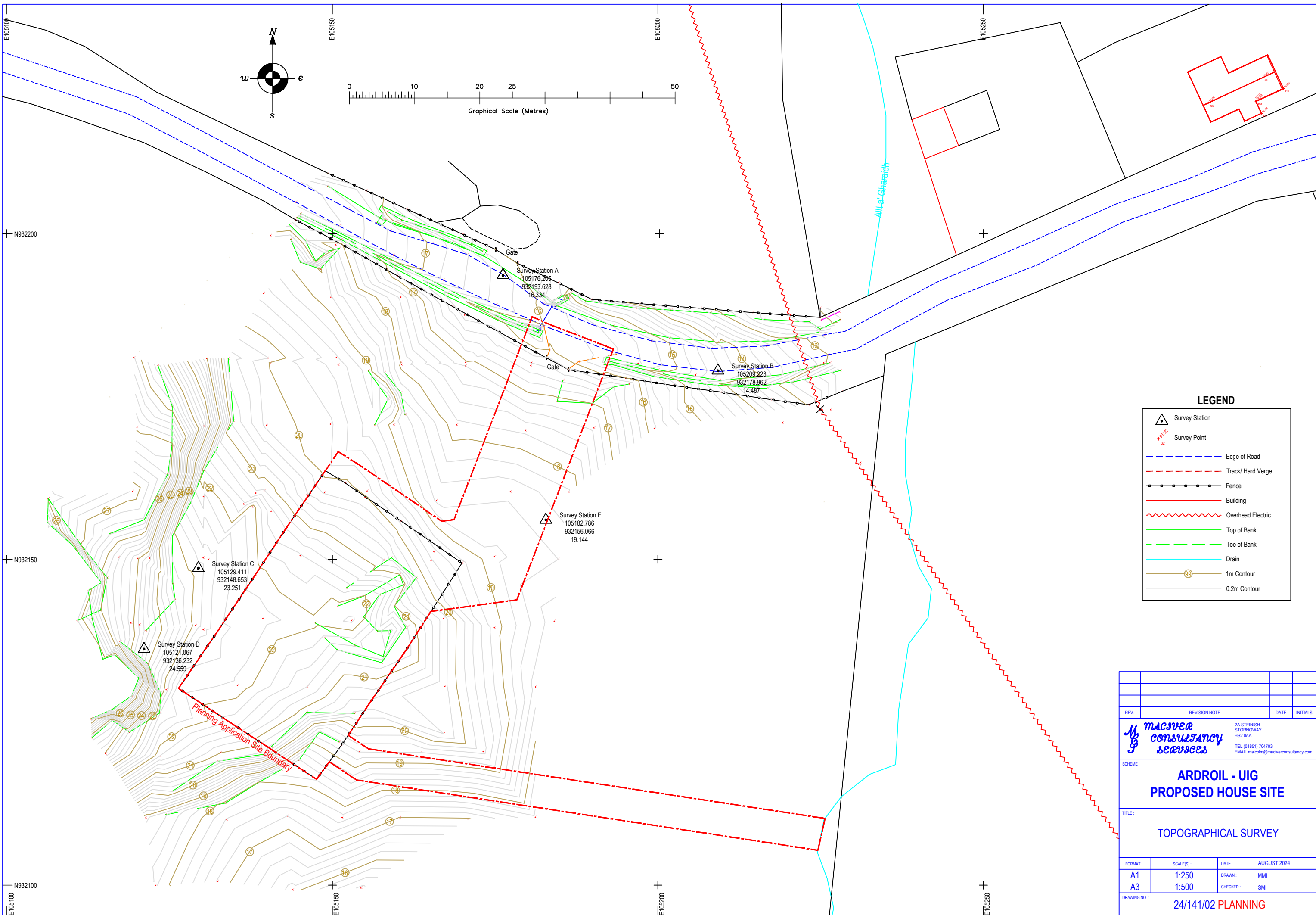


Site Location Plan



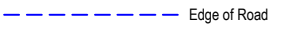



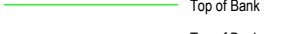


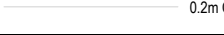


Scale 1:2500 @ A3


Site Centred Co-ordintates N.G.R. NB 105149, 932141

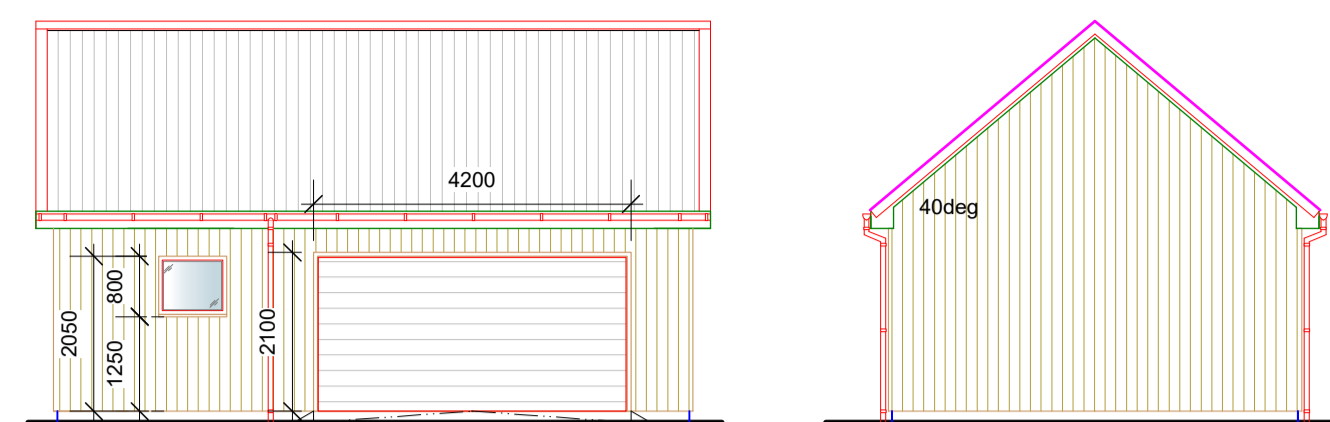
	2A STEINISH STORNOWAY HS2 0AA TEL (01851) 704703 EMAIL malcolm@maciverconsultancy.com				
	REV.	REVISION NOTE	DATE	INITIALS	
SCHEME :	ARDRoil - UIG PROPOSED HOUSE SITE		SCALE(S) :	1:2500 @ A3	DATE : OCTOBER 2024 DRAWN : ERL CHECKED : MMI
TITLE :	SITE LOCATION PLAN		DRAWING NO. :	24/141/01 PLANNING	



LEGEND

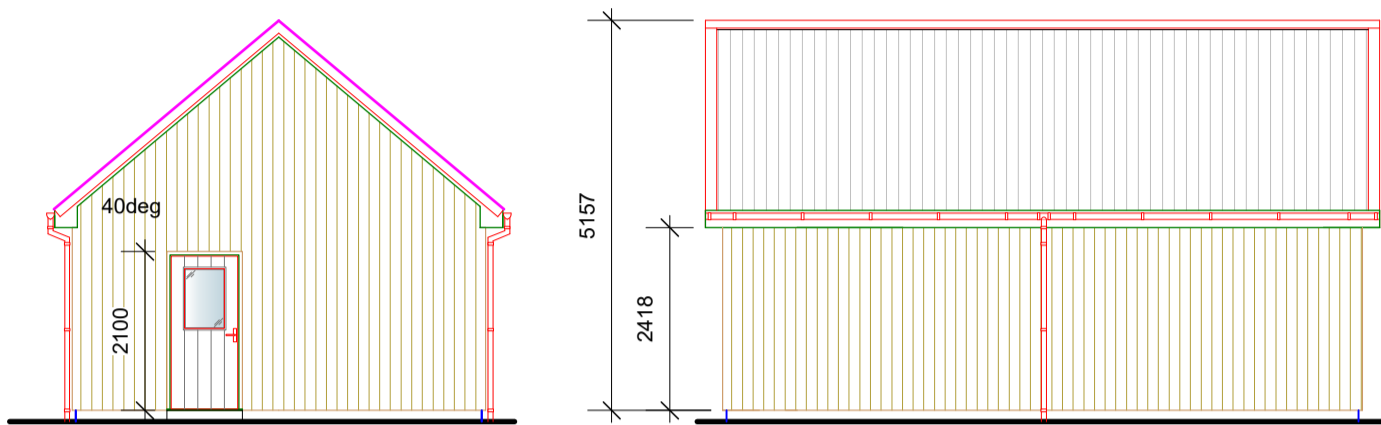
-  Survey Station
-  Survey Point
-  Edge of Road
-  Track/ Hard Verge
-  Fence
-  Building
-  Overhead Electric
-  Top of Bank
-  Toe of Bank
-  Drain
-  1m Contour
-  0.2m Contour

REV.	REVISION NOTE	DATE	INITIALS
			
ARDROIL - UIG PROPOSED HOUSE SITE			
TOPOGRAPHICAL SURVEY			
FORMAT :	SCALE(S) :	DATE :	AUGUST 2024
A1	1:250	DRAWN :	MMI
A3	1:500	CHECKED :	SMI
DRAWING NO. : 24/141/02 PLANNING			



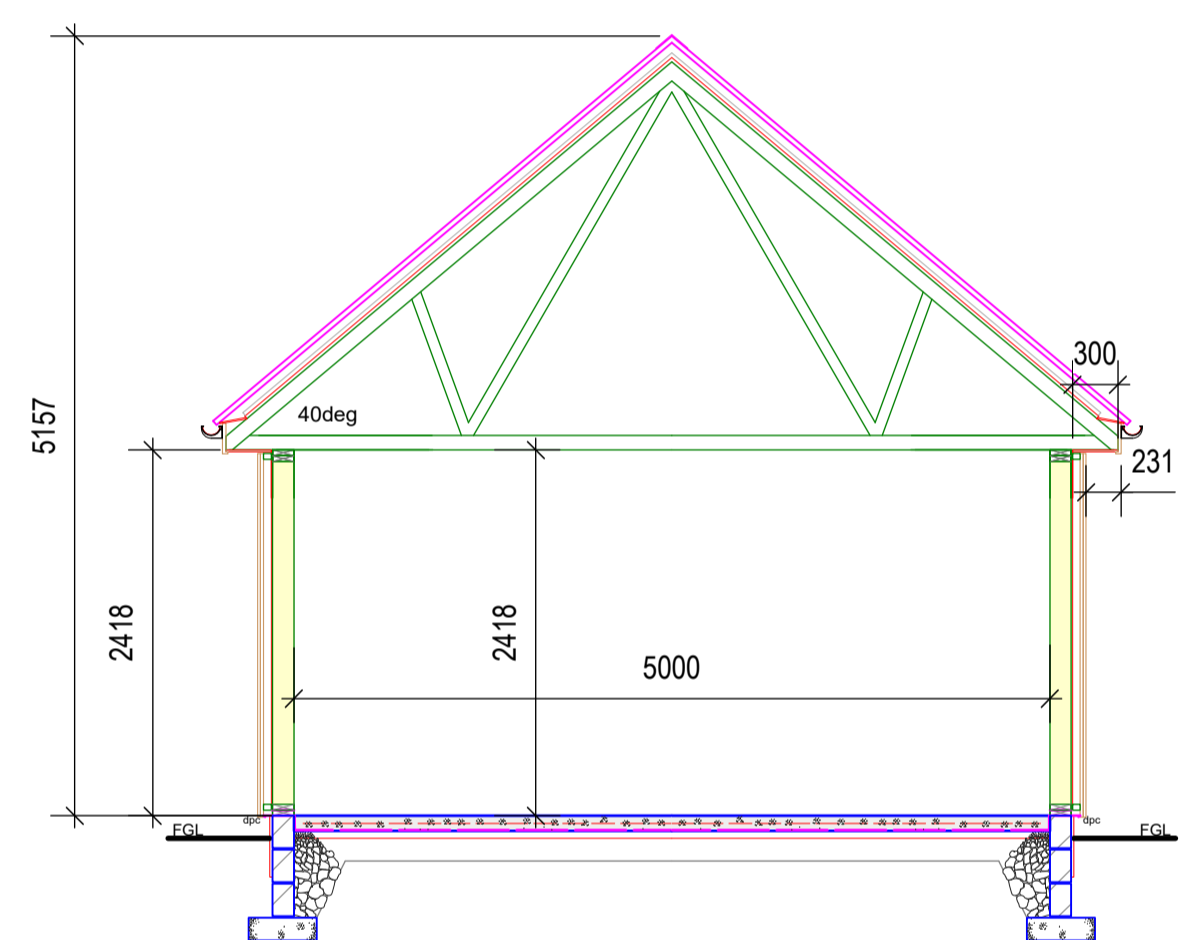
Garage Front (South East) Elevation (1:100 @ A1)

Garage Side (North East) Elevation (1:100 @ A1)

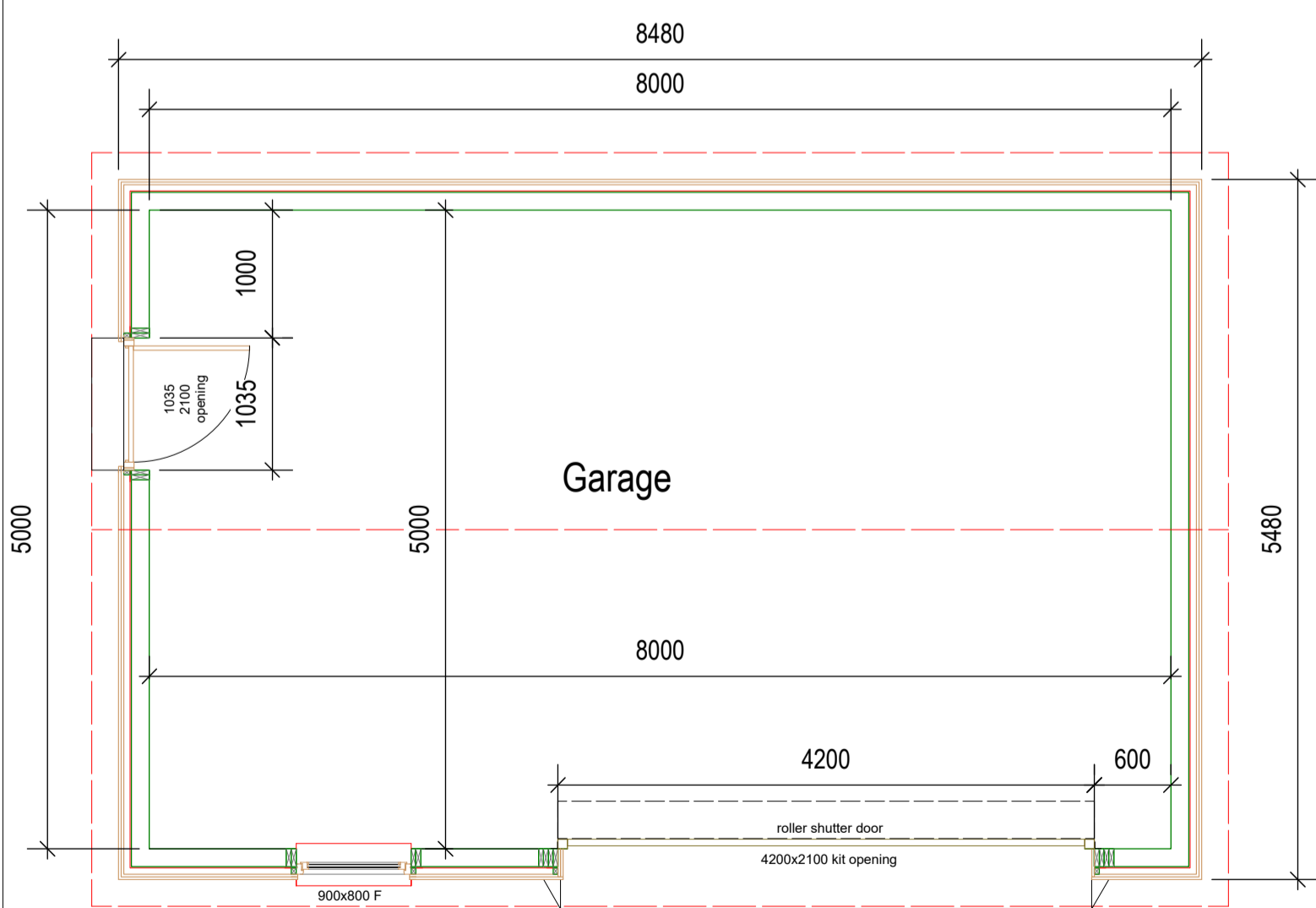


Garage Side (South West) Elevation (1:100 @ A1)

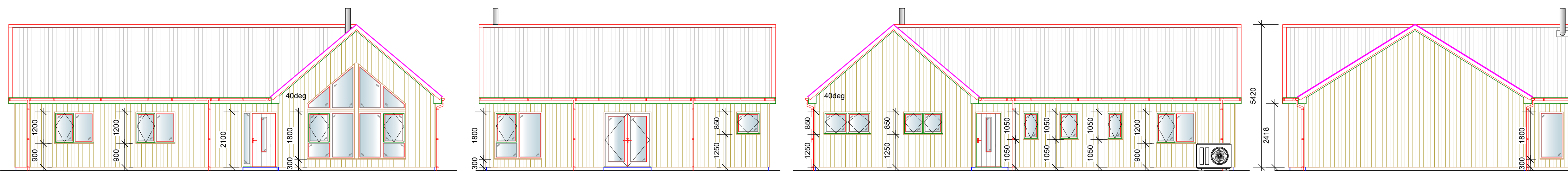
Garage Rear (North West) Elevation (1:100 @ A1)



Garage Section (1:50 @ A1)



Garage Floor Plan 1:50 @ A1 (40sqm)



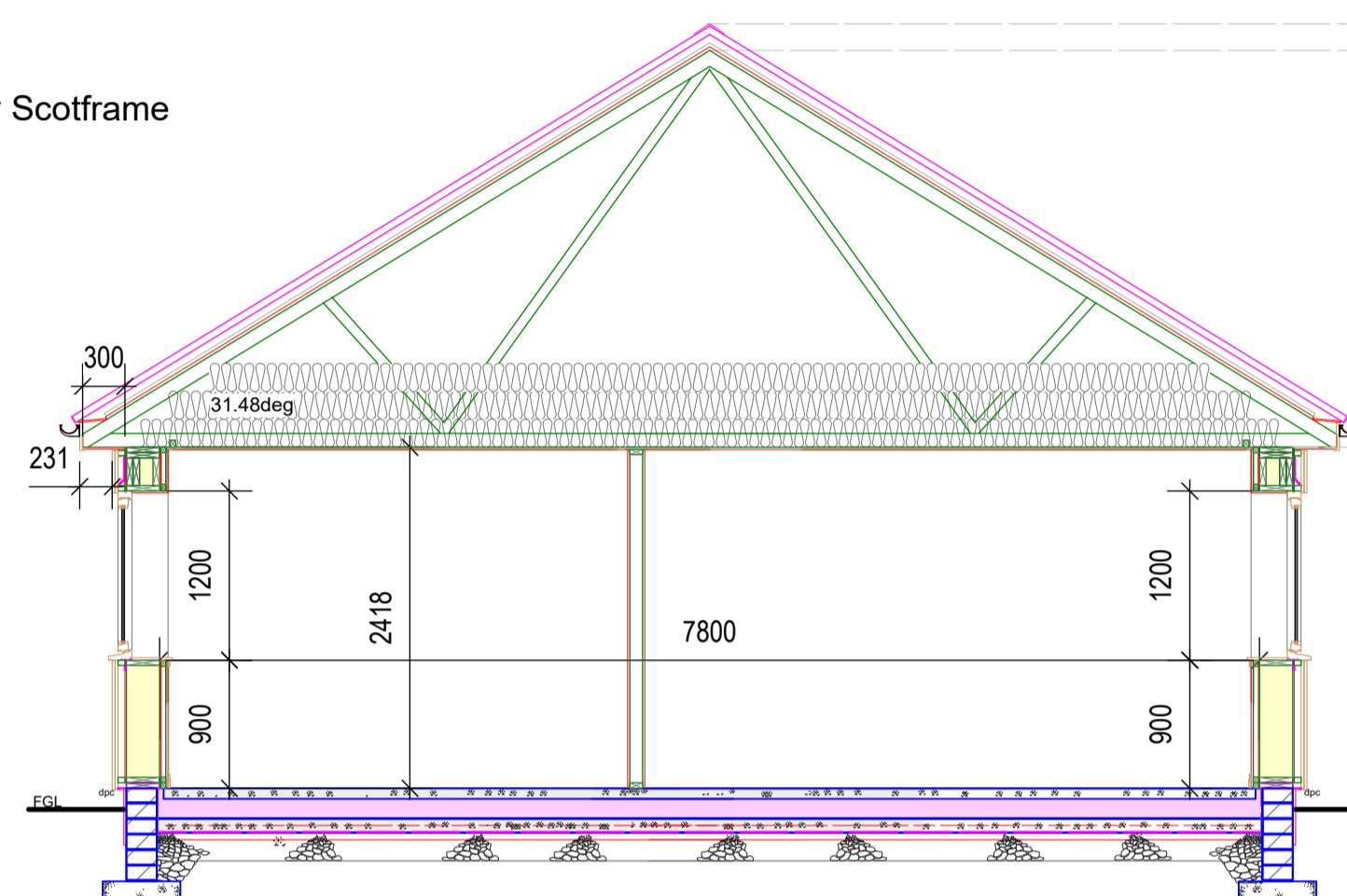
Front (South West) Elevation (1:100 @ A1)

Side (South East) Elevation (1:100 @ A1)

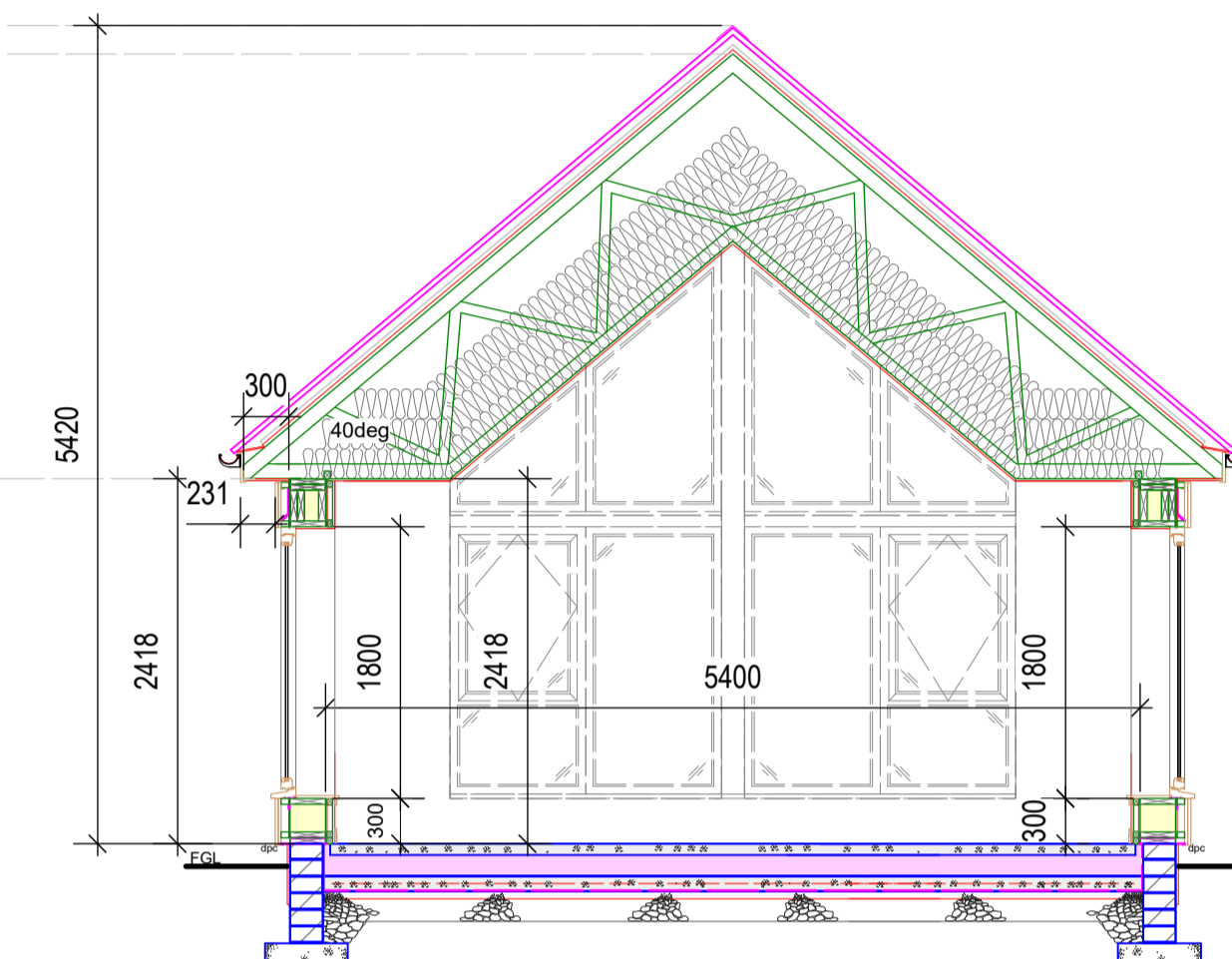
Rear (North East) Elevation (1:100 @ A1)

Side (North West) Elevation (1:100 @ A1)

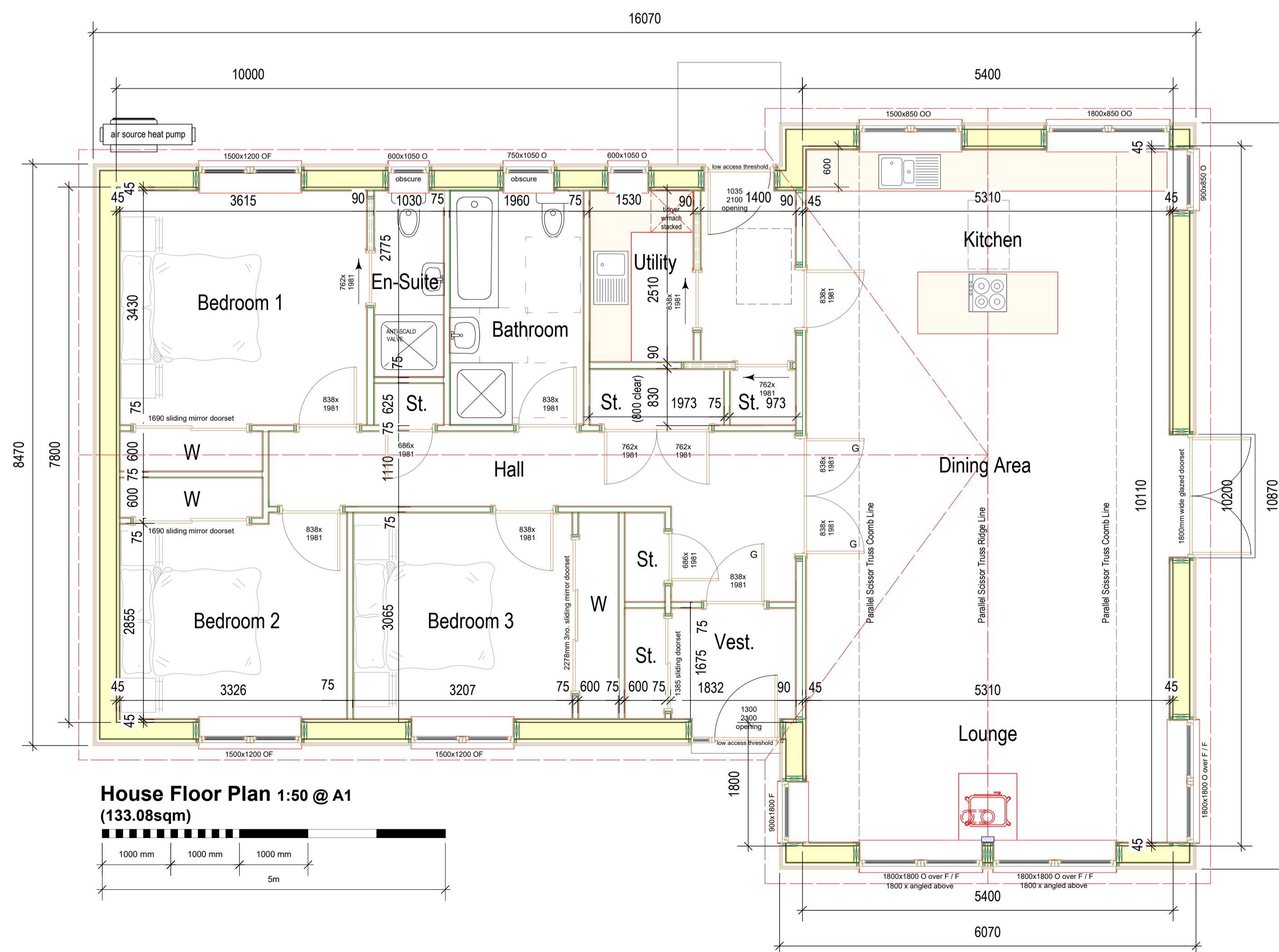
- Walls - Vertical Larch Cladding
- Roof - Metal Corrugated Sheeting
- Windows - uPVC Anthracite Grey (fully reversible) by Scotframe
- Doors - Composite Anthracite Grey by Scotframe
- Roofline - uPVC Anthracite Grey
- Rainwater Goods - uPVC Anthracite Grey



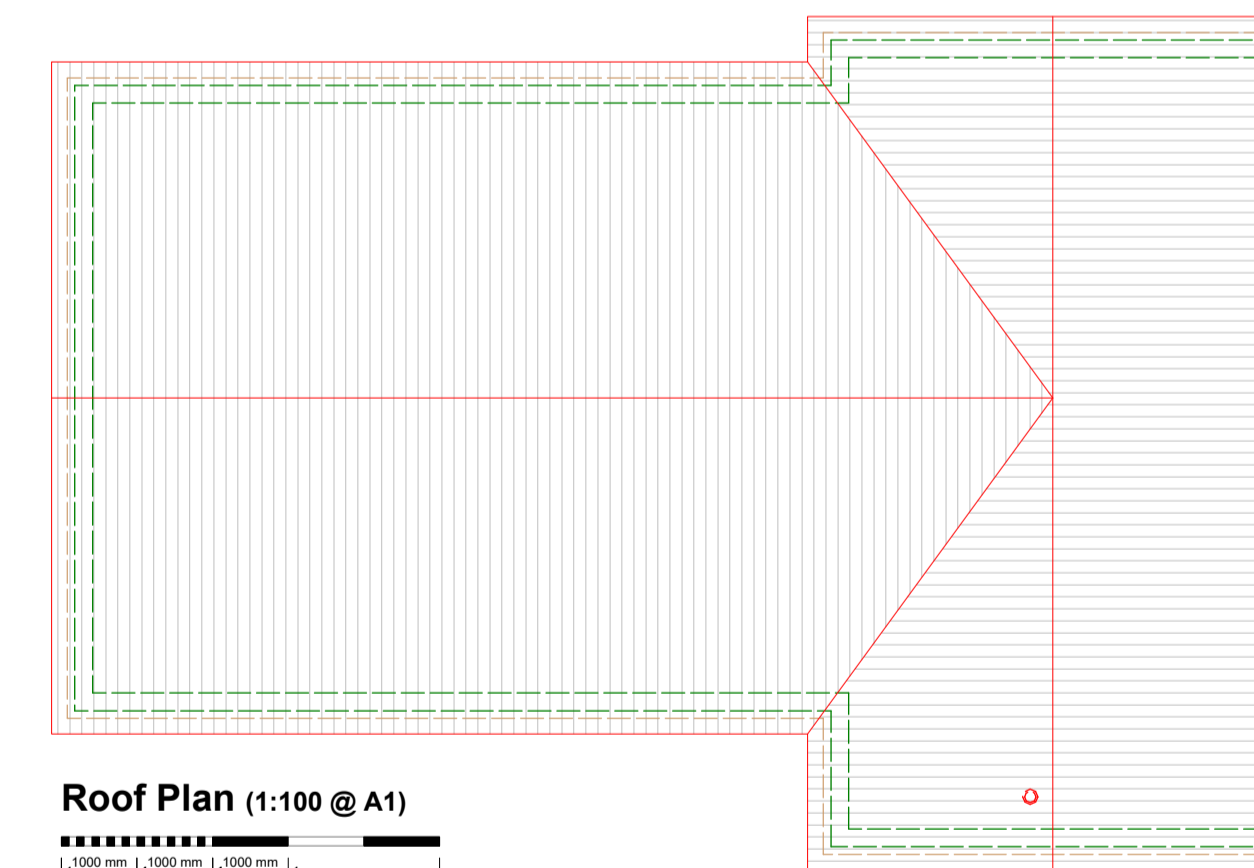
Section 1 (1:50 @ A1)



Section 2 (1:50 @ A1)



House Floor Plan 1:50 @ A1 (133.08sqm)



Roof Plan (1:100 @ A1)

NOTE: for finished sizes to plasterboard and not timber, please take off 30mm UNO

NOTE: sizes for external joinery (windows and doors) are kit opening sizes, allowance to be made for manufacturing / fitting tolerances

NOTE: battens for cladding to be provided by others.

NOTE: open state cavity barriers for cladding & cavity barriers to be provided by others

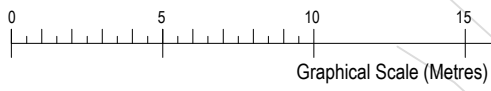
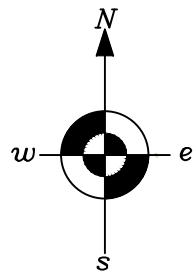
ValuTherm+ Integrated Insulation Technology

Rev	History / Notes	Dates
B	Bathroom window adjusted	30/09/24
A	Changes / clarifications received 29/09/24	30/09/24

Client: Simon Jenkins
 Site: Proposed New House & Garage, "Cannich" amended
 12 Ardroll, Uig, Isle of Lewis, HS2 9EU

Scotframe
 Scotframe Timber Engineering, Inverurie Business Park, Southford Avenue, Inverurie, Aberdeenshire, AB51 0ZJ
 Email: info@scotframe.co.uk
 Also At: 2 Grayhill Road, Westfield, Chirnside, Aberdeenshire, AB51 5JG
 Email: chirnside@scotframe.co.uk

drawn: A Smille	date: Sept 2024	Dwg No: SF33684.1.P1	rev: B
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Measures to be taken to prevent surface water flowing onto site. This may be in the form of grated drain or dropped kerb draining into nearest watercourse or drainage ditch.
First 3m (min.) of site access to be bitmac surfaced in acc. with C.N.E.S. requirements

Survey Station A
105176.205
932193.628
16.334

Survey Station E
105182.786
932156.066
19.144

Survey Station C
105129.411
932148.653
23.251

Croft 12 Ardroll

Croft 12 Ardroll

Proposed location of new garage
Proposed F.F.L. 21.9

Proposed location of new house
Proposed F.F.L. 22.15

NOTE:
Ground to be built up around Ecorock-1500 to achieve F.G.L.

BIOROCK System consisting of:
ST1-3000L Primary Tank and
ECOROCK-1500 Treatment Unit
6 PE (Person Equivalent) 150L/day/PE
Proposed F.G.L. = 21.0
Primary Treatment Inlet Invert = 20.408
Secondary Treatment Outlet Invert = 19.302
Plant to be installed and maintained in accordance with Biorock installation guide recommendations for WET GROUND CONDITIONS (To be located in accordance with 3.8.4 & 3.8.6)

NOTE:
An effluent sampling chamber to be provided downstream of treatment plant (in acc. with guidance in clause 3.8.3 Inspection and sampling)

NOTE:
600mm exposed underbuilding to NE gable

(downhill opening)
New Croft access gate to be installed in new fence line
NOTE!
Ex. ground to be levelled to ensure swing of gate. Gate to be normally closed to croft and open to plot.

3 sided timber slatted bin enclosure to accommodate 4 no. wheeled bins.
Ø300mm pipe culvert under bin store

New drainage ditch extending to existing watercourse

Car parking/turning area to provide manoeuvring space based on 16.8m turning circle between kerbs for fire and rescue service vehicles in accordance with 2.12 & for sludge tanker operations

3.7m wide access road capable of withstanding axle loading of at least 14Te.

Plot access track to be fenced off

Roof drainage to discharge into drainage ditch via a masonry headwall - ditch to continue to existing watercourse.

Accessible Clothes drying area

1m wide footpaths

1.2m x 1.2m Accessible Entrance Platform with 1.8m long Ramp @ 1:12 gradient In accordance with 4.1.7, 4.3.11 & 4.3.13

External ramp flights to be provided with a landscaped margin level with the edge of ramp and platform for an offset distance of 600mm before any grading (in accordance with 4.3.3)

min. 1.8m wide decking to south & east aspects

Treated effluent from secondary treatment to discharge underground into 40mm single sized stone soakaway nominal 2m x 1m x 1m deep

New drainage ditch extending to existing watercourse approx 75m to the east

REV.	REVISION NOTE	DATE	INITIALS

2A STEINISH STORCHWAY HS2 OAA
 TEL: (01851) 704703
 EMAIL: maicoin@maciverconsultancy.com

ARDROLL - UIG PROPOSED HOUSE SITE
 TITLE: **SITE PLAN PROPOSAL**
 FORMAT: A1 SCALE(S): 1:125 DATE: OCTOBER 2024
 A3 1:250 DRAWN: ERL
 CHECKED: MMI
 DRAWING NO.: **24/141/03 PLANNING**

SITE PLAN PROPOSAL
(Scale 1:125 @ A1 Format)

Survey grid and levels aligned to Ordnance Survey.

PLANNING DESIGN STATEMENT

CONTEXT: -

- The site for the proposed dwelling is on a decrofted portion of 12 Ardroid, Ardroid, found in Uig on the Westside of the Isle of Lewis. The site area outlined in red on the proposed drawings is approximately 0.101 hectares in area
- Ardroid is situated in the South Lewis National Scenic Area

SITE DESCRIPTION: -

- The site is slightly elevated to the south of the road 1.4 miles west of uig community shop and 1/2 mile west of the Forsa river
- With views to the south west towards Mealaisbhal, north east to Uig Lodge / Timsgerraidh and panoramic views of Suaineabhal and surrounding hills to the east.
- The site is sheltered to the west by slopes of rough grazing / heather
- The ground consists of rough grass and heather over rock outcrops



View looking north east over site towards Timsgerraidh

SURROUNDING BUILDINGS: -

- There are 2 existing 1.5 storey dwellings to the east of the site, approx 200 - 300 metres away

DEVELOPMENT SITE: -

- The development site area is approximately 1010m²
- The proposal is to erect a timber framed three bedroom single storey house 135m² in area
- The building will be clad in larch vertical board on board and corrugated tin roof (anthracite)
- The south west elevation will feature large windows to take advantage of the views
- A 40m² timber framed garage is proposed with the same larch cladding and corrugated tin roof
- A gravelled turning area and parking area will be provided

PLANNING DESIGN STATEMENT

SERVICES: -

- A new foul water treatment plant with gravel filter to outfall will be located within the site to meet engineers and building standards requirements
- A connection to mains water is required
- An electrical connection to the grid will be made via an underground cable from a transformer on pole to the north of the site
- An air source heat pump will serve the property
- A bin store will be constructed at the entry to the access track for refuse and recycling

ACCESS: -

- A fenced access route of approx 25metres will be built over existing croft land
- The bell-mouth will be improved with the use of bound material
- A mixture of concrete and timber decking pathways and ramps will allow full wheelchair access from the parking area to the main accessible entrance door

SUSTAINABILITY: -

- Timber-frame construction
- High level insulation
- Timber cladding
- Air source heating supplemented by wood burner
- A charging point for electric vehicles



View looking south east over site towards Suaineabhal & surrounding hills