



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	23/00490/PPD
Date registered as valid	22/02/24
Description of Development	Create access, erect house with air source heat pump and install wastewater treatment plant

Address or description of location to which the development relates	6B Ardhasaig, Isle of Harris
Applicant Name	Mr Alasdair Mackay
Applicant Address	24 Scott Road, Tarbert, Isle of Harris, HS3 3DL
Agent name (if applicable)	The Draftsman Ltd Per Mr Jonathan Smith
Agent address (if applicable)	15 Upper Shader, Isle of Lewis, HS2 0RQ

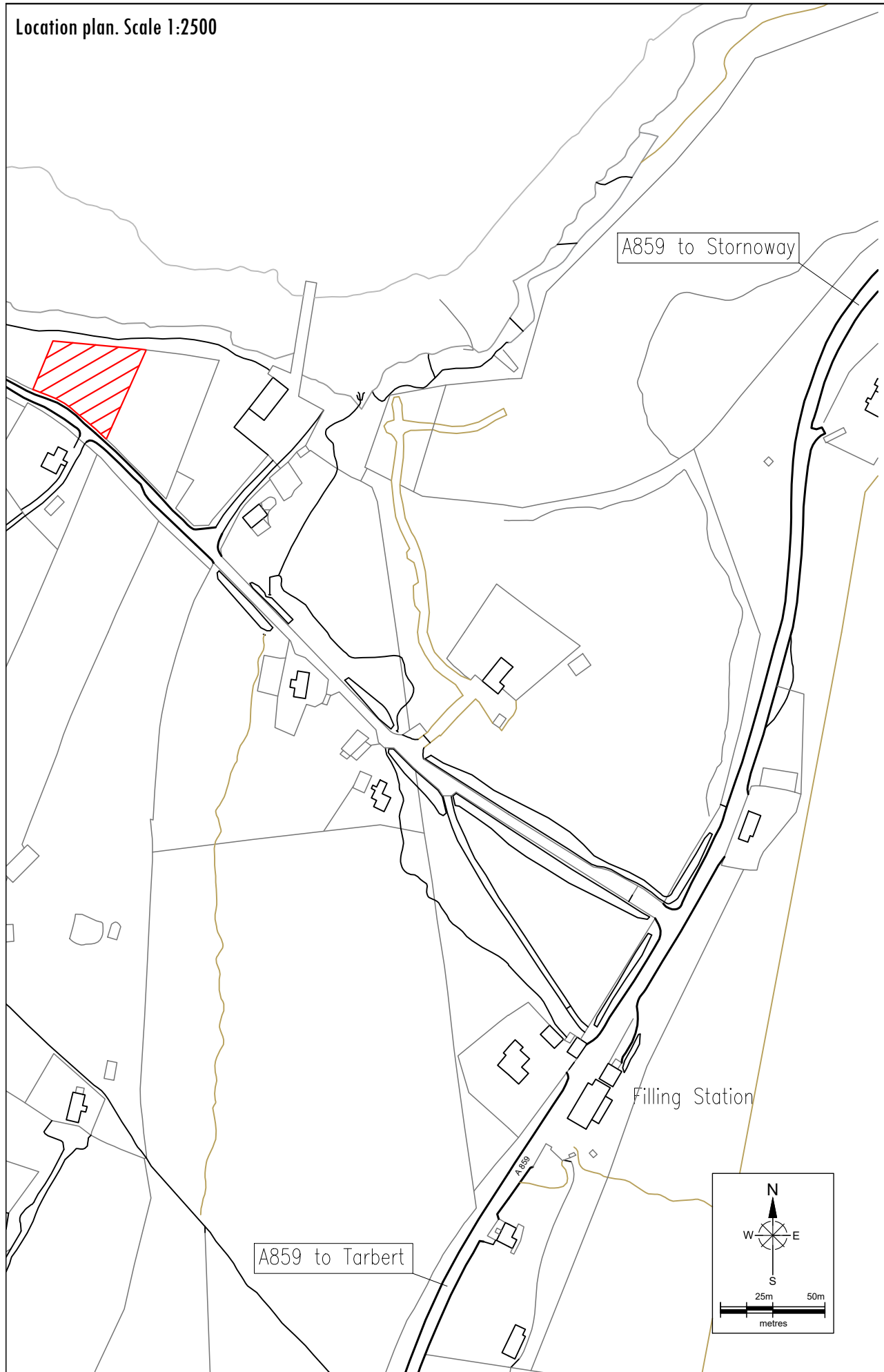
The above application summary is accompanied by plans and drawings sufficient to describe the development and where relevant any design statement.

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

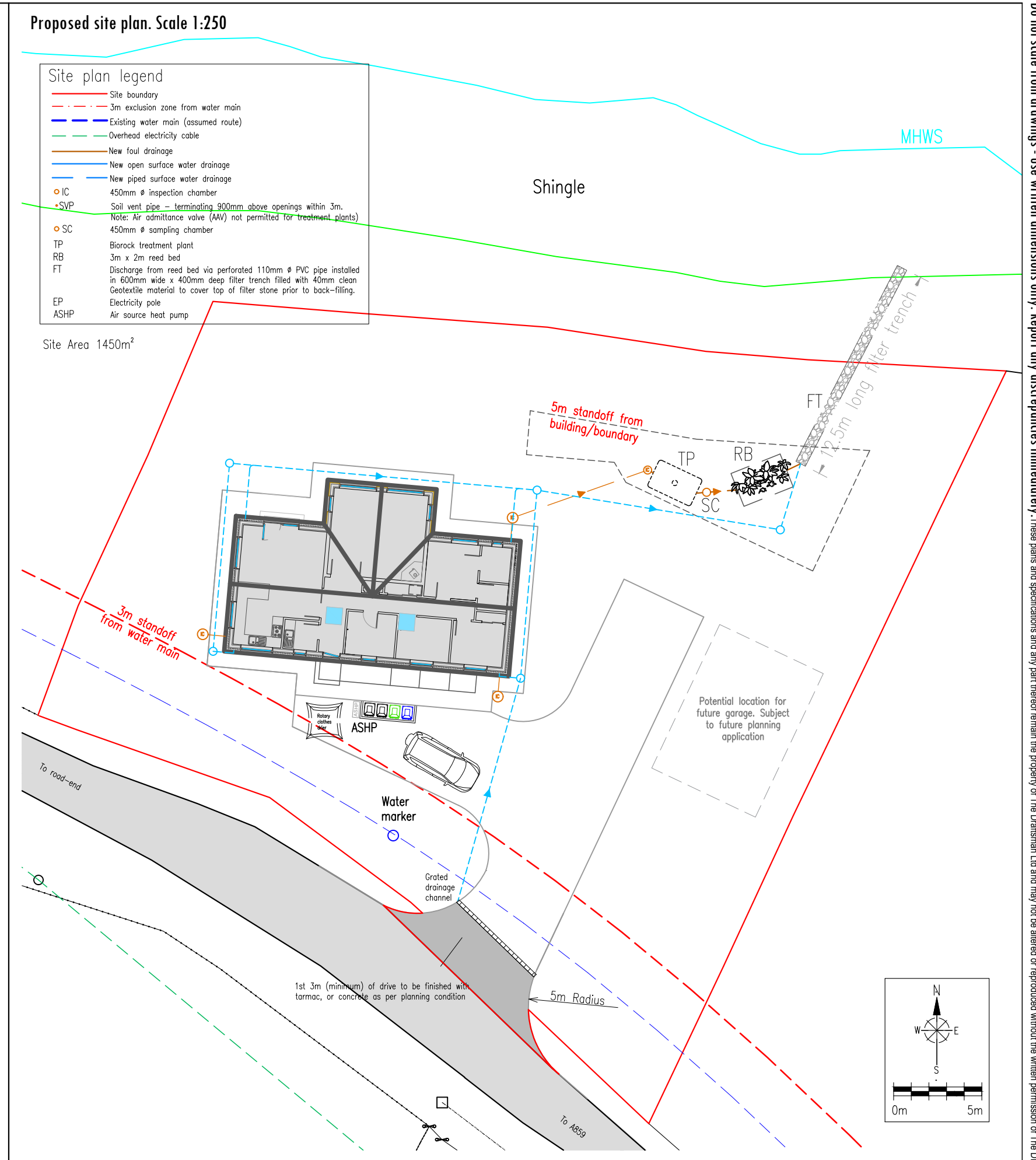
Location plan. Scale 1:2500



Proposed site plan. Scale 1:250

- Site plan legend**
- Site boundary
 - - - 3m exclusion zone from water main
 - Existing water main (assumed route)
 - Overhead electricity cable
 - New foul drainage
 - New open surface water drainage
 - New piped surface water drainage
 - IC 450mm Ø inspection chamber
 - SVP Soil vent pipe – terminating 900mm above openings within 3m.
Note: Air admittance valve (AAV) not permitted for treatment plants
 - SC 450mm Ø sampling chamber
 - TP Bioreactor treatment plant
 - RB 3m x 2m reed bed
 - FT Discharge from reed bed via perforated 110mm Ø PVC pipe installed in 600mm wide x 400mm deep filter trench filled with 40mm clean Geotextile material to cover top of filter stone prior to back-filling.
 - EP Electricity pole
 - ASHP Air source heat pump

Site Area 1450m²



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Title
Location & proposed site plan

Project
Erect new three bedroom house

Client
Alasdair MacKay & Diane Munro

Issue
Planning application

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Drawn
J. Smith

Email
thedraftsman@mail.com

Sheet
1 of 4


Website
www.thedraftsman.co.uk

Revision
As shown above

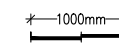
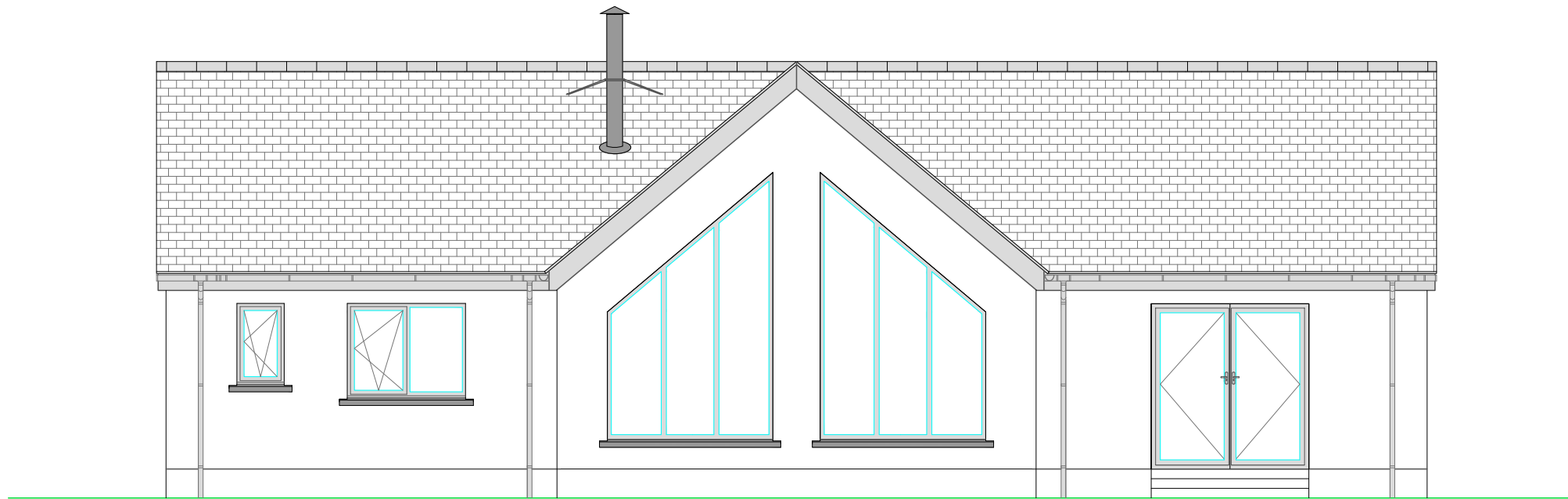
Scale
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Sheet size
23rd Nov 2023

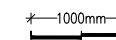
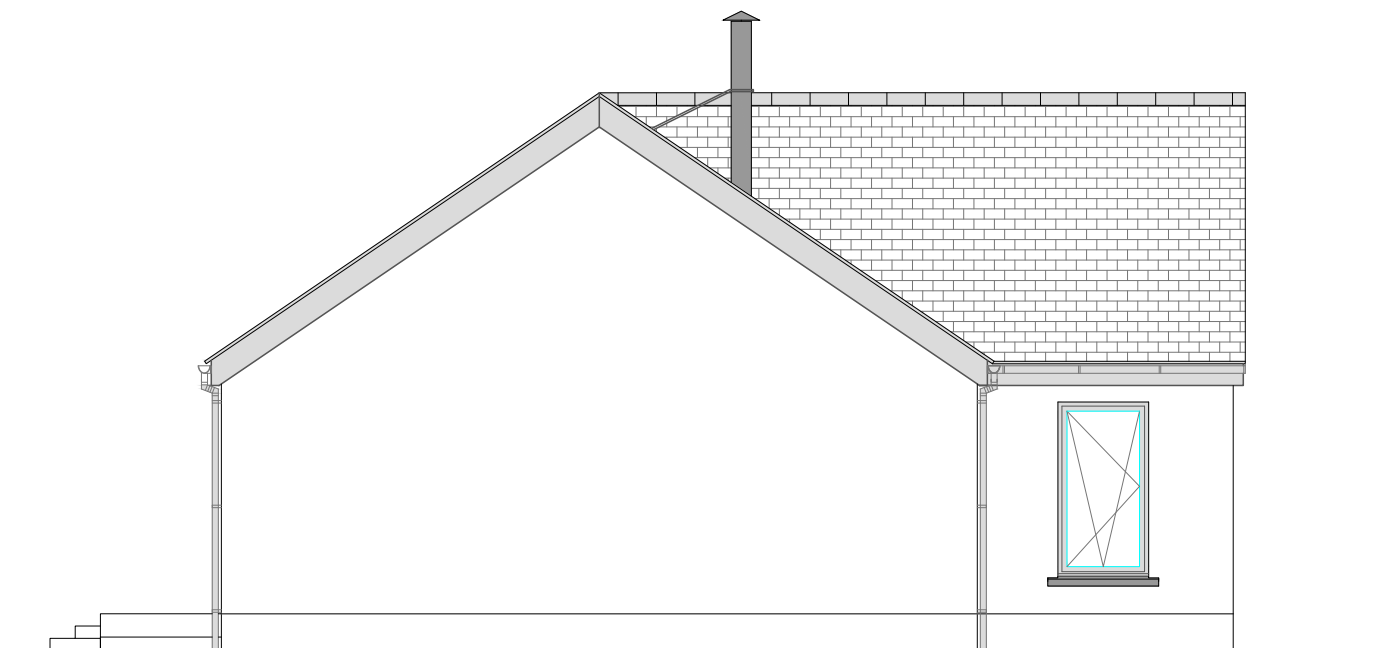
Date
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North Elevation
Scale 1:75



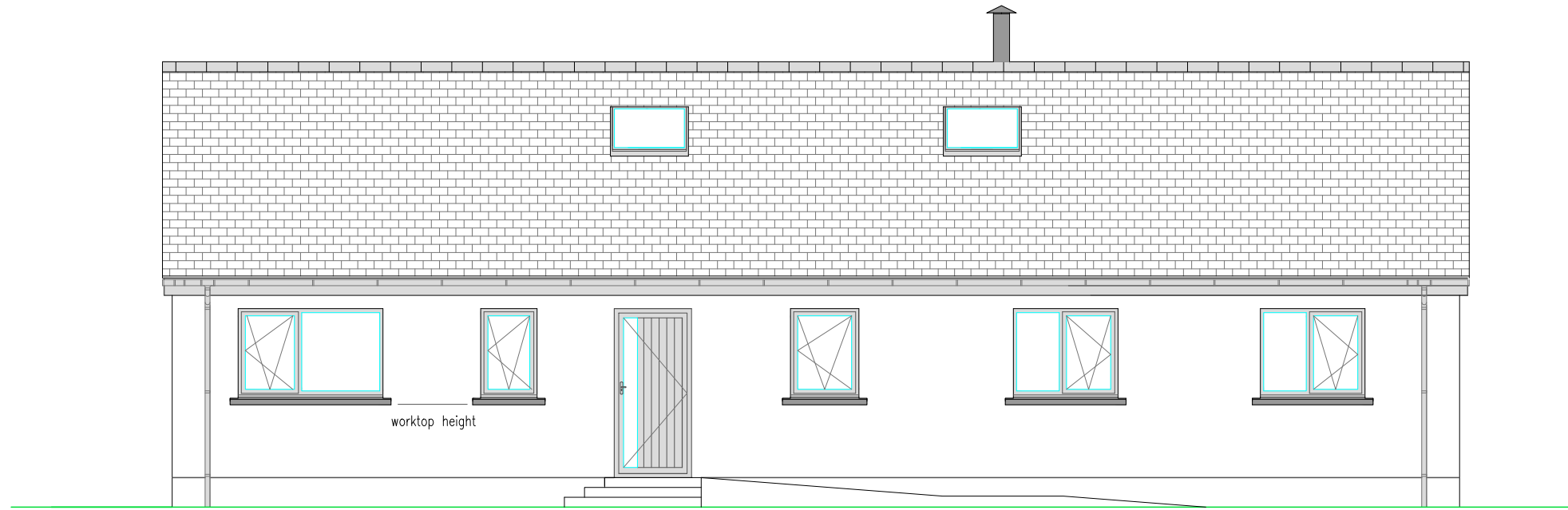
East Elevation.
Scale 1:75



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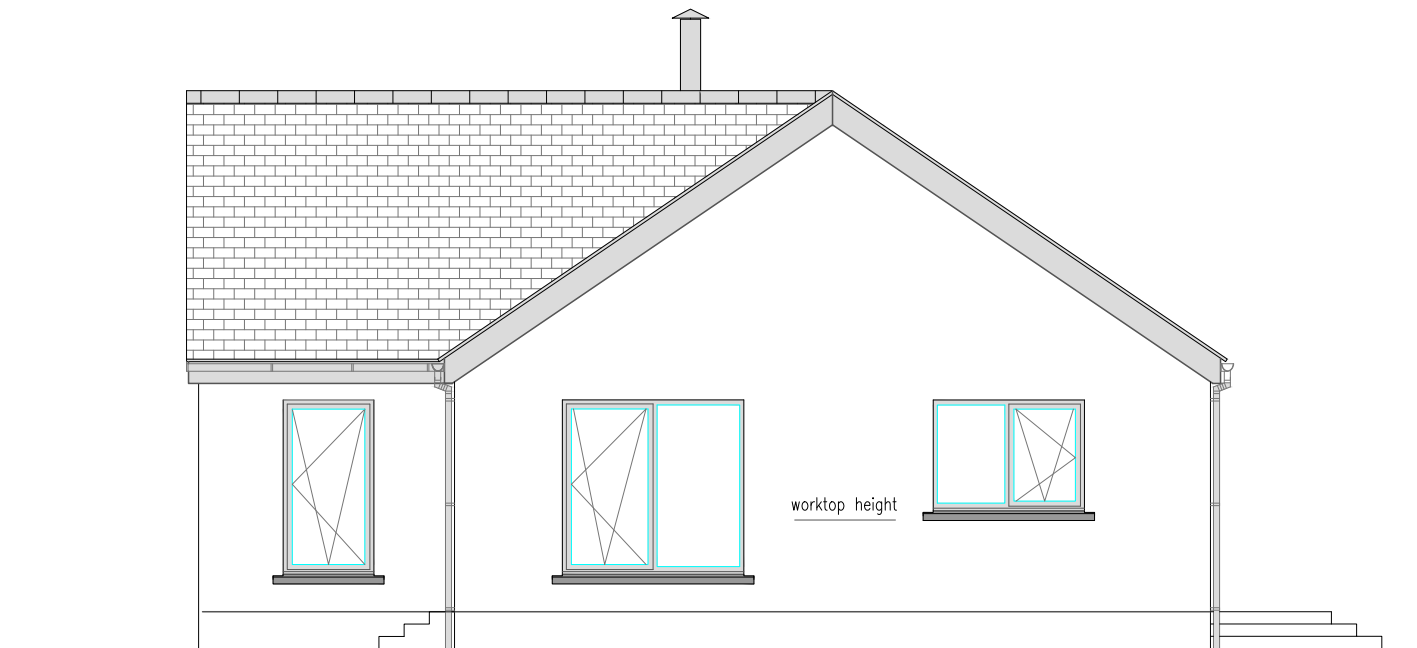
Title Elevations sheet 1	Project Erect new three bedroom house	Issue Planning application	Drawn J. Smith	Sheet 2 of 4	Revision As shown above	Scale As shown above	Sheet size A3	Date 23rd Nov 2023	 The Draftsman Ltd. Architectural Design Service 15 Upper Shader. Isle of Lewis. Scotland. HS2 0RQ
Client Alasdair MacKay & Diane Munro	Site address 6A Ardhasaig. Isle of Harris. HS3 3AJ	Copyright © The Draftsman Ltd 2023	Email thedraftsman@mail.com	Website www.thedraftsman.co.uk	Telephone 07884 112 181				

South Elevation
Scale 1:75



1000mm


West Elevation.
Scale 1:75



1000mm

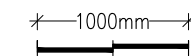
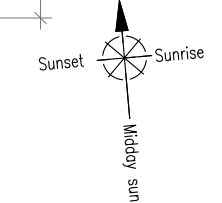
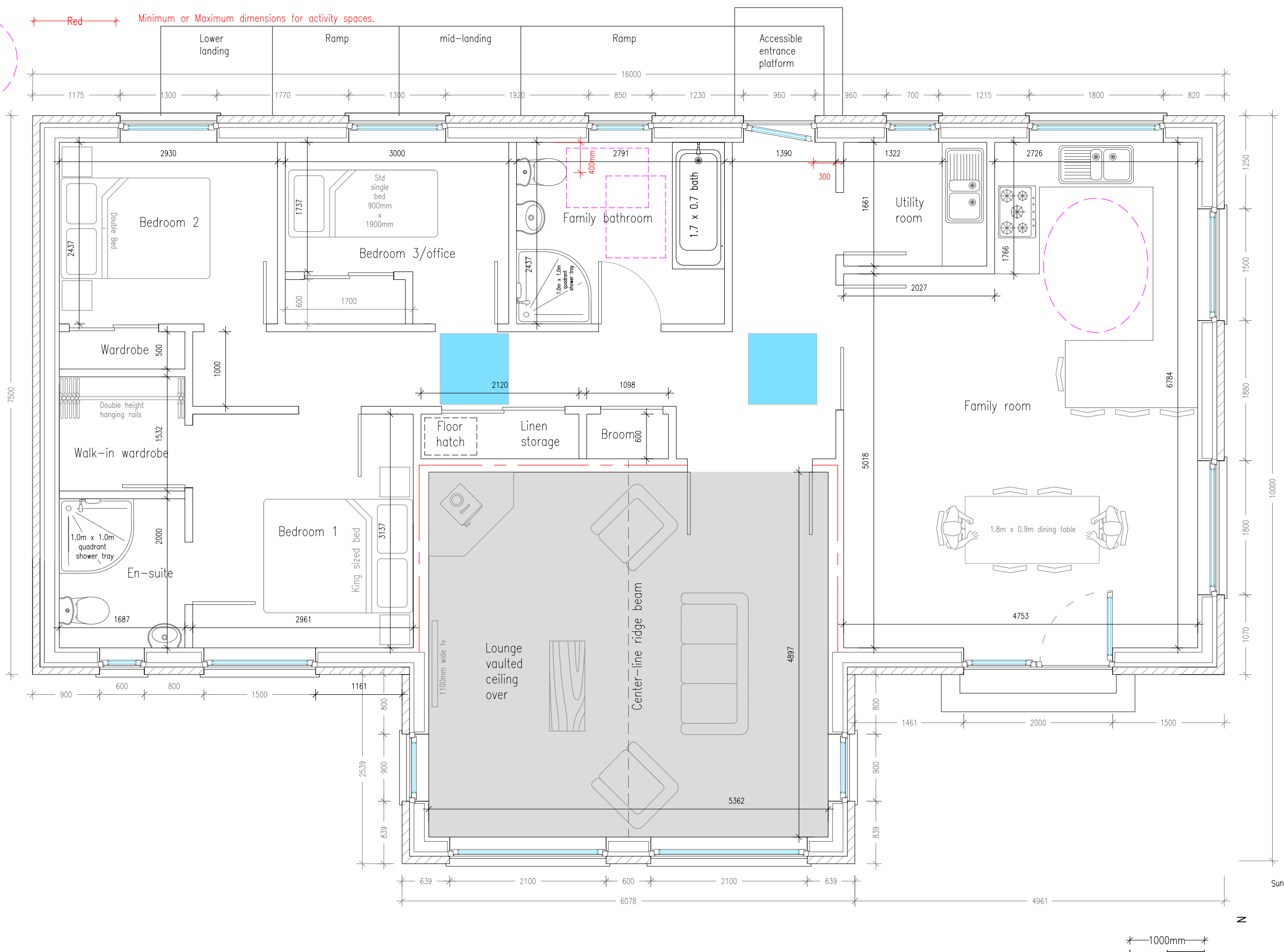
External finishes schedule:


Roof:	Dark grey inter-locking tiles (Marley Modern or similar)
Fascia & soffit:	Dark grey PVC
Guttering & DP:	Black or dark grey PVC
External walls:	Off-white smooth render
Window & door frames:	Dark grey PVC frames
Base course:	Grey cement smooth render

Title Elevations sheet 2	Project Erect new three bedroom house	Issue Planning application	Drawn J. Smith	Sheet 3 of 4	Revision	Scale As shown above	Sheet size A3	Date 23rd Nov 2023	 The Draftsman Ltd. Architectural Design Service 15 Upper Shader. Isle of Lewis. Scotland. HS2 0RQ
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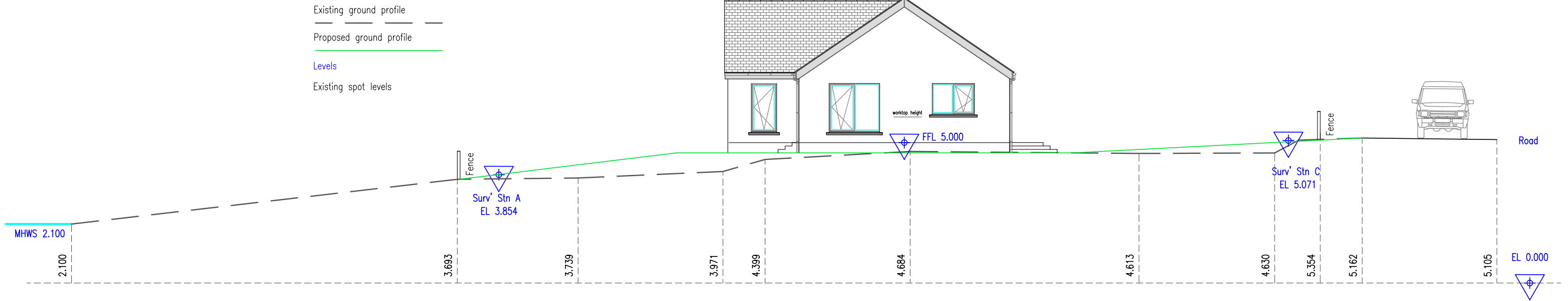
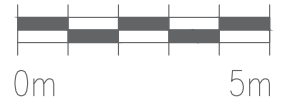
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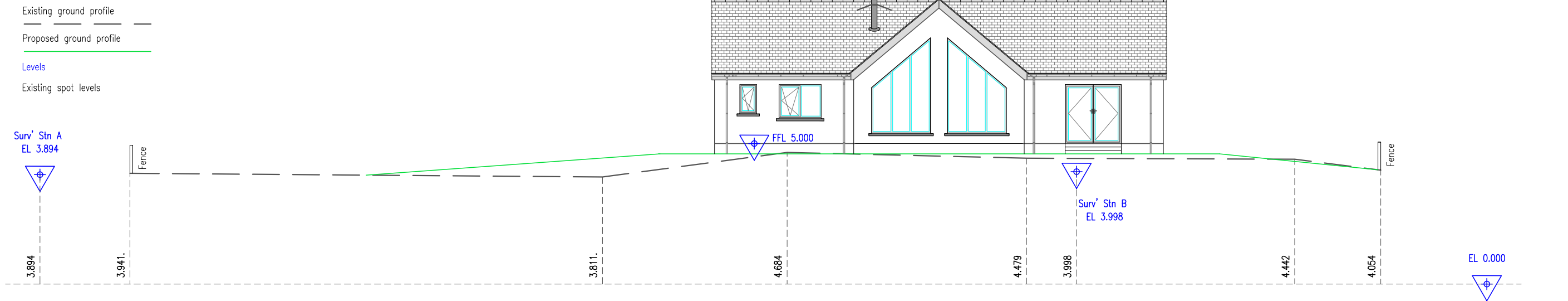
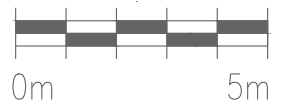



Title Floor plan	Project Erect new three bedroom house	Issue Planning application	Drawn J. Smith	Sheet 4 of 4	Revision	Scale 1:50	Sheet size A3	Date 23rd Nov 2023	 The Draftsman Ltd. Architectural Design Service 15 Upper Shader. Isle of Lewis. Scotland. HS2 0RQ
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Sectional view AA. Scale 1:150



Sectional view BB. Scale 1:150



Title Site sectional views AA & BB	Project Erect new three bedroom house	Issue Planning application	Drawn J. Smith	Sheet 5	Revision	Scale As shown above	Sheet size A3	Date 19th Feb 2024	 The Draftsman Ltd. Architectural Design Service 15 Upper Shader. Isle of Lewis. Scotland. HS2 0RQ
Client Alasdair MacKay & Diane Munro	Site address 6A Ardhasaig. Isle of Harris. HS3 3AJ	Copyright © The Draftsman Ltd 2024	Email thedraftsman@mail.com	Website www.thedraftsman.co.uk	Telephone 07884 112 181				

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Project: Erect new three bedroom, 117m² single storey house

Location: Land opposite 6 Ardhasaig. Isle of Harris. HS3 3AJ

Client: Alasdair MacKay and Diane Munro

Date: 22nd February 2024

Design Statement

Context

The coastal site lies on the North side of the village of Ardhasaig, overlooking Loch Bun Abhainn Eadarra, and looking across the water toward the village of Bun Abhainn Eadarra. Located approximately 380m from the main A859 Stornoway to Tarbert Road, the site is access via a single-track un-classified road which also serves the existing pier, neighbouring houses, and the recently built bonded distillery warehouses. The site has views to the hills of Tarsabhal and the North Harris Hills. The site is located within the South Lewis, Harris and North Uist National Scenic Area.

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Image 1. The site when viewed from Bun Abhainn Eadarra.



Image 2. The site when viewed from the A859.

Existing Site Description:

The enclosed (post & wire fence) site is currently part of a croft (Nr.6 Ardhasaig) and has been used as rough grazing land for livestock in the past. The croft is unsuitable for use as arable land.

Proposed Development Details:

The proposal is to erect a three bedroom, 117m², single storey house. The house will feature a 'T' shaped floor plan, with a glazed gable facing the sea. An access road, turning area and parking will be provided. Foul drainage is to be via a proprietary treatment plant, with final discharge to the sea, subject to SEPA approval/conditions. The floor level of the building has been set at a low level to minimise the quantity and extent of infill material required, and ensure the house is in keeping with the surrounding low-rise housing. Given the low-lying nature of the site, surrounded by hills on three sides and the simple nature of the design and small scale and form of the house, it is not considered that the development will negatively impact on the surrounding environment.

Surrounding Buildings:

The existing houses in the village of Ardhasaig are predominately a mixture of stone-built traditional styled croft houses, modern timber frame houses and older houses that have been extended and

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altered; from the proposed site, no two houses visible are the same in style, size or external finish. There is no discernible building line in the immediate vicinity. The proposed building does not overlook any neighbouring houses.



Image 3. Nearby housing with similar glazed gable design.

Services:

Electricity - There are existing over-head power lines adjacent to the site. *Foul water* - It is proposed that the foul water drainage will be treated via a proprietary treatment plant with final discharge to the sea via a filtration drain, subject to SEPA consent. *Water supply* - The house will be connected to the mains water supply. *Surface water drainage* – Surface water drainage will be discharged to the sea.