



Finalised Western Isles Local Plan

Plana Ionadail Deireannach nan Eilean Siar



a land use strategy for sustaining
the communities of the western isles

ro-innleachd cleachdadh fearainn airson
seasmhachd do choimhearsnachdan nan
eilean siar

Finalised Plan {October 2005}
Plana Deireannach {An Dàmhair 2005}



Foreword and Contents

Foreword

Working within the approved Structure Plan, the Local Plan sets out a detailed framework of land use policies and proposals to positively guide the future development in the Western Isles. It seeks to help meet the communities' social and economic needs while respecting our special environmental qualities.

Public involvement in the Plan's preparation is important if it is to be effective and fully respond to the challenges facing the Western Isles. Accordingly your views are invited on the finalised version of the Plan before it is progressed toward adoption by the Comhairle.

Councillor Archie K. Campbell
Chair of Sustainable Development Committee

Giving Your Views

This finalised version of the Western Isles Local Plan has been approved by the Comhairle and is being placed 'on deposit' for the statutory six week consultation period (31 October - 9 December 2005).

Objections or expressions of support on the plan should be submitted on or before **Friday 9 December 2005**.

Your views should be submitted on the prescribed form to the address below OR electronically using the form on the Comhairle's web site at

www.cne-siar.gov.uk/localplanning

Director for Sustainable Communities
Comhairle nan Eilean Siar
Council Offices
Stornoway
HS1 2BW

Copies of the Finalised Local Plan as well as the approved Structure Plan can be found on the Comhairle's web site.



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Ro-ràdh

Ag obrachadh taobh a-staigh a'Phlana Structarail a chaidh aontachadh, tha am Plana Ionadail a' comharrachadh frèam mionaideach de phoileasaidhean agus mholaidhean airson cleachdadh fearainn gus am bi deagh stiùireadh aig leasachadh anns na h-Eileanan Siar san àm ri teachd. Tha e airson cuideachadh a thoirt do choimhearsnachdan a' coinneachadh ri feuman sòisealta agus eaconamach agus aig an aon àm urram a shealltainn do na feartan àrainneachdail sònraichte againn.

Tha e cudromach gum bi com-pàirt aig a' phoball ann an ullachadh a' phlana ma tha e gu bhith èifeachdach agus a' làn choinneachadh ri na gach dùbhlann a tha fa chomhair nan Eilean Siar. Mar sin, bu toigh leinn ur beachdan fhaighinn air dreach deireannach a' Phlana mus bi e air a chur chun na Comhairle airson aonta.

Comhairliche Gilleasbaig C. Caimbeul
Cathraiche Comataidh Leasachadh Seasmhach

A' Toirt Ur Beachdan

Tha an dreachd deireannach seo de Phlana Ionadail nan Eilean Siar air aontachadh leis a'Chomhairle agus bidh e 'taisgte' airson nan sia seachdainean san ùine co-chomhairleachaidh reachdail (31 An Dàmhair - 9 An Dùbhlachd 2005).

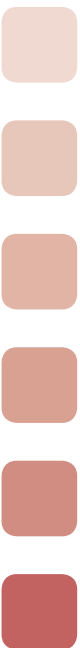
Bu chòir gearanan a thaobh a' phlana an cur a-steach air no ro **Dihaoine 11 An Dùbhlachd 2005.**

Bu chòir ur beachdan a chur a-steach air an fhoirm òrdaichte chun an t-seòlaidh a leanas NO air an fhoirm dealanach air làrach-lìn na Comhairle a chleachdadh aig

www.cne-siar.gov.uk/localplanning

Stiùiriche Coimhearsnachdan Seasmhach
Comhairle nan Eilean Siar
Oifisean na Comhairle
Steòrnabhagh
HS1 1BW

Gheibhear lethbhric den Phlana Ionadail Deireannach agus den Phlana Structarail aontaichte air làrach-lìn na Comhairle.





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Introduction

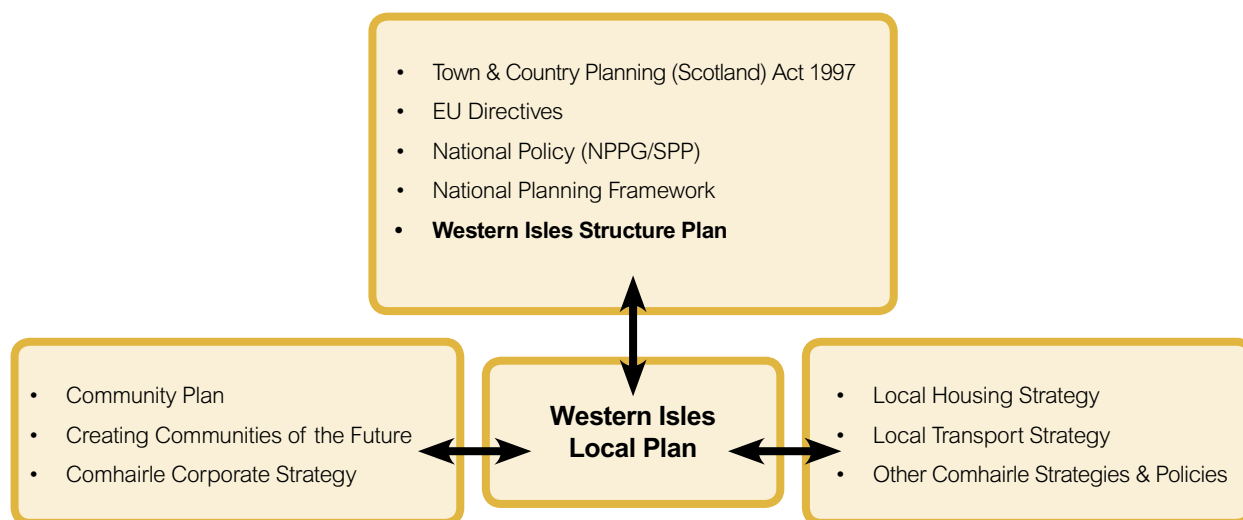


The Local Plan along with the approved Structure Plan (2003) provides the statutory Development Plan for the Western Isles. Working together their aim is to provide:

“a land use strategy for sustaining the communities of the Western Isles”.

The Comhairle approved preparation of a new single island wide Local Plan in June 2004. Following engagement with key stakeholders, a Finalised Local Plan has been prepared as a basis for formal consultation with the public.

The Local Plan is short and focused. It adopts a positive approach to development and seeks to provide a framework for assessing and guiding development that is clear and consistent but sufficiently flexible to meet our islands sustainable development priorities. The Local Plan is linked to a range of local and national frameworks and the relationship between them is shown below.



The Local Plan is closely linked to the Structure Plan and as such should be read and used in conjunction with it. The Local Plan appropriately cross-references to the Structure Plan and to other national and local policy guidance, in particular PAN 49 Local Planning and PAN 73 Rural Diversification. However, it avoids repetition, particularly where a topic is adequately covered at a strategic level and where no additional local perspective is needed. As with the Structure Plan, the Local Plan policies are interrelated and interdependent.

The first section contains the **key policy topics** in terms of local priorities and needs (not already covered by the Structure Plan). The Plan has followed the format established in the Structure Plan and covers the following topic headings:

- Development Management
- Resource Management
- Economic Development
- Housing, Community and Leisure Facilities.

A separate policy section relates to Greater Stornoway.

This is followed by the **proposals** section which sets out the main development proposals reasonably likely in the next 5 years or so by the activities of the Comhairle and others. The proposals are separately shown for Greater Stornoway and for the areas outwith.

The final section indicates how **implementation and monitoring** of the plan will be addressed by the Comhairle.

A set of **appendices** provides further guidance to assist the assessment of development proposals.

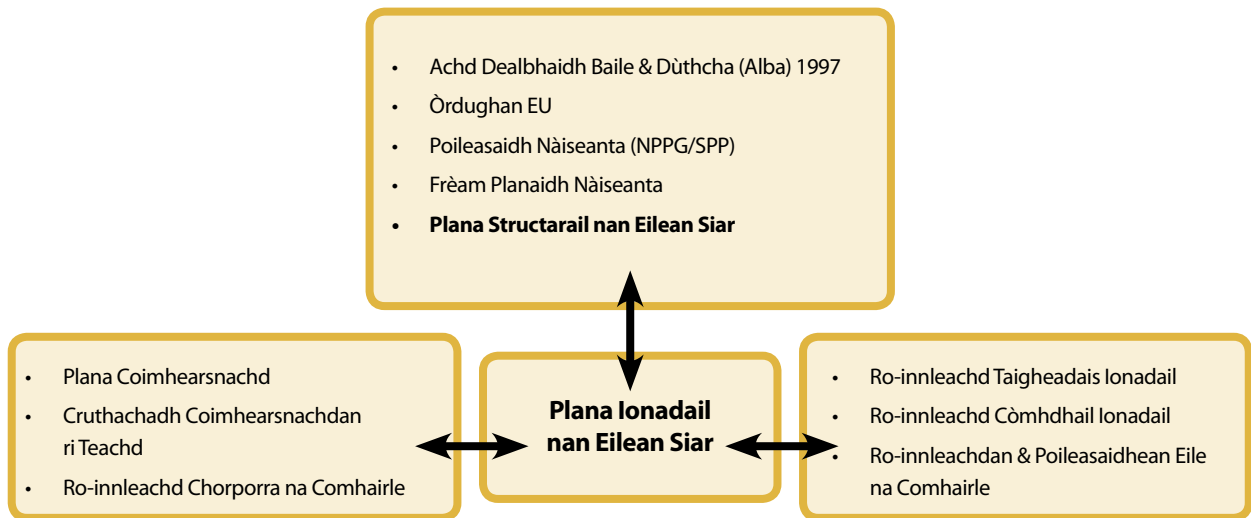
The **Proposal Maps** identify areas of land affected by the policies and show the detailed proposal sites contained in both the Local and Structure Plan. It is important to note that the identification of proposal sites does not exclude the consideration of development on other suitable sites not shown on the maps.

Tha am Plana Leasachaidh reachdail airson nan Eilean Siar anns a' Phlana Ionadail còmhla ris a' Phlana Structarail aontaichte (2003). Ag obrachadh còmhla 's e an amas a bhith ag ullachadh:

“ro-innleachd cleachdadh fearainn airson coimhearsnachdan nan Eilean Siar a chumail suas”.

Chuir a' Chomhairle aonta ri ullachadh aon Phlana Ionadail ùr do na h-eileanan gu lèir san Ògmhios 2004. An dèidh coinneachadh ri na prìomh bhuidhnean le com-pàirt ann, chaidh Plana Ionadail Deireannach ullachadh mar bhunait airson co-chomhairle foirmeil leis a' mhòr-shluagh.

Tha am Plana Ionadail goirid agus mothachail. Tha e a' cleachdadh dòigh dheimhinneach airson leasachadh agus a' feuchainn ri frèam ullachadh a bheir measadh agus stiùireadh leasachaidh a tha soilleir agus cunbhalach ach sùbailte gu leòr gus coinneachadh ri prìomh-amasan leasachadh seasmhach ar n-eileanan. Tha ceangal aig a' Phlana Ionadail ri diofar fhrèaman ionadail agus nàiseanta agus tha an ceangal eatorra air a shealltainn shìos.



Tha dlùth cheangal aig a' Phlana Ionadail ris a' Phlana Structarail agus mar sin bu chòir dha a bhith air a leughadh agus air a chleachdadh còmhla ris. Tha am Plana Ionadail a' dèanamh tar-iomradh iomchaidh ris a' Phlana Structarail agus ri stiùireadh poileasaidh nàiseanta agus ionadail eile, gu h-àraidh PAN 49 Planadh Ionadail agus PAN 73 Iol-ghnèitheachadh Dùthchail. Ach, tha e a' seachnadh ath-aithris, gu h-àraidh far a bheilear a' dèiligeadh gu h-iomchaidh ri cuspair aig ìre ro-innleachdail agus far nach eil feum air sealladh ionadail a bharrachd. Mar leis a' Phlana Structarail, tha poileasaidhean a' Phlana Ionadail eadar-cheangailte agus eadar-eisimeileach.

Anns a' chiad earrann tha na **prìomh chuspairean poileasaidh** a thaobh prìomh-amasan agus feuman ionadail (nach eil air an gabhail a-staigh sa Phlana Structarail). Lean am Plana an dreach a chaidh a stèidheachadh sa Phlana Structarail agus tha e a' gabhail a-staigh nan ceann-cuspair a leanas:

- Rianachd Leasachaidh
- Rianachd Stòrais
- Leasachadh Eaconamach
- Taigheadas, Goireasan Coimhearsnachd agus Cur-seachad.

Tha poileasaidh air leth ann airson Sgìre Steòrnabhaigh.

An dèidh seo tha an earrann **mholaidhean** a tha a' comharrachadh nam prìomh mholaidhean leasachaidh is dòcha a bhith anns an ath 5 bliadhna no mar sin le obair na Comhairle agus bhuidhnean eile. Tha na mholaidhean air an sealltainn airson Sgìre Steòrnabhaigh air leth bho na sgìrean air an taobh a-muigh.

Tha an earrann dheireannach a' sealltainn mar a bhios a' Chomhairle a' cur aghaidh air **buileachadh agus sgrùdadh** a' phlana.

Tha seata de **phàipearan-taice** a' toirt stiùireadh a bharrachd gus cuideachadh a' measadh mholaidhean leasachaidh.

Tha na **Mapaichean Mholaidhean** a' comharrachadh pìosan talmhainn air am bi na poileasaidhean a' toirt buaidh agus a' sealltainn nan làraichean molaidd mionaideach a tha sa Phlana Ionadail agus sa Phlana Structarail. Tha e cudromach gun toirear aire nach eil a bhith a' comharrachadh làraichean molta a' ciallachadh nach tèid coimhead ri leasachadh air làraichean freagarrach eile nach eil air an sealltainn air na mapaichean.



Development Management

Context

The Structure Plan sets out the overall objectives for managing land use and development in the Western Isles. The Local Plan complements and builds on the policies contained in the Structure Plan while embodying national priorities which include promotion of sustainable development and good design.

Along with other key island issues including infrastructure provision and flooding, the Local Plan Development Management section provides guidance for developers and will be used in the consideration of planning applications.

It provides the main policies for determining the location of development and achieving an appropriate quality of development. The advice on design will be supplemented by local Design Guidance, currently being developed.

It is emphasised that the Local Plan, as with the Structure Plan, comprises a set of inter-dependent and inter-related policies. Accordingly this section should not be used in isolation from the rest of the Plan or from the Structure Plan.

Policy reference, title and text

LP/DM1 Assessment of Development Applications

In assessing development proposals an appropriate and acceptable quality of development and design that relates to setting will be required. Account will be taken of Structure Plan policy DM7 and of the considerations set out in:

- a) Appendix 2: Development and Design Considerations
- b) Appendix 3: Car Parking Provision
- c) Appendix 4: Roads and Access.

In assessing small-scale development of all types the potential incremental impact of development on the area as a whole will be considered.

For larger scale developments and sensitive sites, detailed plans and drawings will be required prior to consideration of full planning approval. In particular circumstances, supplementary information or a planning brief may be required.

Where development takes place without appropriate consent or where the conditions of consent are not being met, the Comhairle will consider taking enforcement action in accordance with its policy.

National and/or local policy context

SPP 1
PAN 58
Structure Plan DM1
Structure Plan DM7

CnES Enforcement
Policy October 1995.



Rianachd Leasachaidh

Suidheachadh

Tha am Plana Structarail a' comharrachadh nan amasan iomlan airson rianachd cleachdadh fearainn agus leasachadh anns na h-Eileanan Siar. Tha am Plana Ionadail a' cur ri agus a' togail air poileasaidhean a' Phlana Structarail agus cuideachd a' sealltainn nam prìomh-amasan nàiseanta a tha a' gabhail a-staigh adhartachadh air leasachadh seasmhach agus deagh dhealbhadh.

Còmhla ri prìomh chùisean eile a bhuineas do na h-eileanan a' gabhail a-staigh bun-structair solair agus tuileachaidh, gheibhear stiùireadh do luchd-leasachaidh ann an earrann Rianachd Leasachaidh a' Phlana Ionadail agus bidh e air a chleachdadh ann

am beachdachadh air iarrtasan dealbhaidh. Tha e a' sealltainn nam prìomh phoileasaidhean airson co-dhùnadh nan àiteachan sam bi leasachadh agus càileachd leasachaidh iomchaidh air a choileanadh. Bidh a' chomhairle air deilbh air a leudachadh le Stiùireadh Deilbh ionadail, a tha ga chur air dòigh an-dràsta.

Tha e cudromach gu bheil am Plana Ionadail, mar am Plana Structarail, a' gabhail a-staigh seata de phoileasaidhean eadar-eisimeileach agus eadar-cheangailte. Mar sin, cha bu chòir an earrann seo a bhith air a cleachdadh ach còmhla ris a' chòrr den Phlana no còmhla ris a' Phlana Structarail.

Fiosrachadh, tìotal agus teacs poileasaidh

LP/DM1 Measadh air Iarrtasan Leasachaidh

Ann a bhith a' measadh thagraidhean leasachaidh feumar càileachd leasachaidh agus deilbh a tha freagarrach is iomchaidh don t-suidheachadh. Bidh aire air a thoirt do phoileasaidh DM7 sa Phlana Structarail agus do na nithean air an comharrachadh ann am:

- Pàipear-taice 2: Cùisean Leasachaidh agus Deilbh
- Pàipear-taice 3: Pàirceadh chàraichean
- Pàipear-taice 4: Rathaidean agus Slighean a-steach.

Ann a bhith a' measadh leasachadh beag-sgèile de gach seòrsa bithear a' beachdachadh air a' bhuidhe leantainneach a dh'fhaodadh a bhith aig leasachadh air an sgìre gu lèir.

Airson leasachaidhean air sgèile nas motha agus làraichean cugallach, bithear ag iarraidh planaichean agus dealbhan mionaideach mus tèid beachdachadh air cead dealbhaidh iomlan. Ann an suidheachaidhean sònraichte, dh'fhaodadh gum feumar fiosrachadh leasachail no mion-fhiosrachadh dealbhaidh.

Far an gabh leasachadh àite gun chead iomchaidh no far nach eil na cumhachan chead air an coileanadh, beachdaichidh a' Chomhairle air èigneachadh ann an co-rèir ris a' phoileasaidh aca.

Suidheachadh poileasaidh nàiseanta agus/no ionadail

SPP 1
PAN 58
Plana Structarail DM1
Plana Structarail DM7

Poileasaidh
Èigneachaidh CnES
Dàmhair 1995.



Policy reference, title and text

National and/or local policy context

LP/DM2 Adverts and Signs

Applications for advertisements and signs and particularly those with proposed illumination and/or affecting the setting of a listed building or within a Conservation Area, must be of a suitable design, dimension, position, material and colour so that they:

- a) are appropriate to their surroundings in scale, character and materials and do not adversely affect architectural detail;
- b) avoid creating clutter and do not detract from the amenity of the area or interrupt important features, buildings or views;
- c) do not prejudice highway safety, public safety or visibility of official signs.

Composite signs will be encouraged where appropriate, for instance at roadside junctions and/or at settlement edges and in line with the Comhairle's Tourist Signposting policy.

Developers will also be urged to produce signs in bilingual format in line with the Comhairle's approved Gaelic policy.

Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984

CnES Tourist Signposting policy - March 2000

CnES Gaelic Policy March 2004

LP/DM3 Service Infrastructure

The Comhairle will work with others, including service providers, to seek continued improvement to infrastructure provision to remove development constraints and ensure sufficient capacity for development potential within the Local Plan period. Public investment will be sought to ensure this can be achieved. Areas where improvement of existing public waste water systems or first time installation of new public systems is required are indicated on the Proposals Map. In such areas, where private systems are being installed, treatment arrangements will be carefully assessed.

In seeking to enable sustainable outcomes Structure Plan policies DM5 and DM6 will provide the main guidance for the assessment of development proposals.

PAN 51
Structure Plan DM1
Structure Plan DM5
Structure Plan DM6
Structure Plan DM7

LP/DM4 Flooding

Developers will be required to provide a Flood Risk Assessment undertaken to a professionally competent standard, for proposals in areas between the 5m contour and MHWS (mean high water springs) and in other areas of significant flood risk which may be identified by SEPA and others. In line with SPP7, such assessments and studies will be used in determining the acceptability of the site and the proposed development.

SPP 7
PAN 69
SEPA Policy No 22
SEPA Policy No 41
Structure Plan DM8

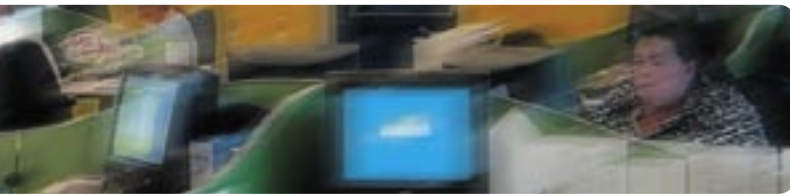
LP/DM5 Telecommunications

Planning permission will normally be granted for the installation of radio masts and other commercial telecommunications equipment provided that:

- a) a need is demonstrated for the equipment;
- b) in the case of applications for base stations or new free-standing equipment, no reasonable possibility exists to share existing facilities or attach antenna to existing buildings or structures;
- c) design, siting and installation minimise the landscape and visual impacts and ensure no adverse impacts on amenities of neighbours;
- d) there is no discernable public health risk; and
- e) redundant masts and equipment are removed and the site is satisfactorily restored.

Applications for new masts will not be considered unless accompanied by justification for the proposed site, including evidence that sharing of existing masts has been sought and that there are no more suitable, alternative sites available.

NPPG 19
PAN 62
Structure Plan ED4



Fiosrachadh, tìotal agus teacsa poileasaidh

LP/DM2 Sanasan agus Soighnichean

Feumaidh iarrtasan airson sanasan agus soighnichean agus gu h-àraidh feadhainn le solas agus/no a' toirt buaidh air suidheachadh togalach air liosta no taobh a-staigh Àrainn Glèidhteachais, a bhith ann an deilbh, meud, suidheachadh, stuth agus dath freagarrach gus:

- am bi iad a' co-fhreagairt na tha mun cuairt ann an sgèile, coltas agus stuthan agus nach bi iad a' milleadh feartan ailtireachd;
- nach bi iad a' cruthachadh sgudal agus nach bi iad a' toirt air falbh bho ghoireas an àite no a' cur dragh air feartan, togalaichean no seallaidhean cudromach;
- nach bi iad a' cruthachadh cunnart a thaobh sàbhailteachd air an rathad-mhòr, sàbhailteachd a' phobaill no faicsinneachd shoighnichean oifigeil.

Bithear a' misneachadh soighnichean measgaichte ma bhios e iomchaidh, mar eisimpleir aig ceangail rathaid agus/no air iomall bhailtean agus a rèir Poileasaidh na Comhairle airson Soighnichean Luchd-turais.

Bithear ag iarraidh air luchd-leasachaidh soighnichean dà-chànanach a dhèanamh cuideachd a rèir poileasaidh Gàidhlig aontaichte na Comhairle.

Suidheachadh poileasaidh nàiseanta agus/no ionadail

Dealbhadh Baile agus Dùthcha (Riaghailtean Smachd air Sanasan) (Alba) 1984

Poileasaidh Soighnichean Luchd-turais CnES - Màrt 2000

Poileasaidh Gàidhlig CnES Màrt 2004

LP/DM3 Bun-structair Seirbheis

Bidh a' Chomhairle ag obair còmhla ri daoine eile, a' gabhail a-staigh solaraichean seirbheis, airson leasachadh air ullachadh bun-structair a chumail a' dol gus cuingeadan leasachaidh a thoirt air falbh agus dèanamh cinnteach gum bi e cothrom gu leòr air leasachadh a dhèanamh taobh a-staigh ùine a' Phlana Ionadail. Bithear ag iarraidh cur an seilbh poblach gus dèanamh cinnteach gun gabh seo a choileanadh. Tha àiteachan far a bheil feum air na siostaman uisge-caithte poblach a tha ann a leasachadh no air siostaman poblach ùra a chur an sàs airson a' chiad uair air an sealltainn air a' Mhapa Mholaidhean. Ann an àiteachan mar sin, far a bheil siostaman prìobhaideach gan cur an sàs, bidh gach ullachadh airson leasachadh air a mheasadh gu cùramach.

Ann a bhith ag amas air toraidhean seasmhach bheir poileasaidhean DM5 agus DM6 sa Phlana Structarail am prìomh stiùireadh airson measadh air molaidhean leasachaidh.

PAN 51
Plana Structarail DM1
Plana Structarail DM5
Plana Structarail DM6
Plana Structarail DM7

LP/DM4 Tuileachadh

Feumaidh luchd-leasachaidh Measadh Cunnart bho Thuil a dhèanamh gu ìre proifeiseanta, airson molaidhean ann an ceàrnaidhean eadar an àirde-fearainn 5m agus MHWS (fuaranan meadhanach muir-làn) agus ann an àiteachan eile far a bheil cunnart mòr bho thuil a dh'fhaodadh a bhith air an comharrachadh le SEPA agus buidhnean eile. A rèir SPP7, bidh measaidhean agus rannsachaidhean mar sin air an cleachdadh ann an co-dhùnadh freagarrachd an làraich agus an leasachadh a chaidh a mholadh.

SPP 7
PAN 69
Poileasaidh SEPA Àir 22
Poileasaidh SEPA Àir 41
Plana Structarail DM8

LP/DM5 Tele-chonaltradh

Sa chumantas bidh cead dealbhadh air a thoirt airson crainn rèidio agus uidheam tele-chonaltradh malairt eile a chur an sàs ma thèid sealltainn:

- gu bheil feum air an uidheam a chaidh a shealltainn;
- a thaobh iarrtasan airson bun-stèiseanan no uidheam ùr air leth, nach eil comas reusanta ann a chur an lùib nan goireasan a tha ann no antenna a chur air na togalaichean no structairean a tha ann;
- gu bheil deilbh, suidheachadh agus uidheamachadh an uidheim a' lùghdachadh nam buaidhean air cumadh-tìre agus sealladh agus a' dèanamh cinnteach nach bi droch bhuaidh sam bith air goireasan mun cuairt;
- nach eil coltas gu bheil cunnart sam bith ann do shlàinte a' phobaill; agus
- gu bheil crainn agus uidheam anabharra air an toirt air falbh agus gu bheil an làrach air a chàradh gu ìre iomchaidh.

Cha tèid beachdachadh air iarrtasan airson crainn ùra mur bi fianais nan cois a thaobh an làraich a chaidh a mholadh, a' gabhail a-staigh dearbhadh gu bheil air beachdachadh air na crainn a tha ann a chleachdadh agus nach eil làraichean freagarrach sam bith eile ann dhaibh.

NPPG 19
PAN 62
Plana Structarail ED4



Resource Management

Context

The Western Isles contain a wide range of valuable resources. Both the built and the natural environments add to the quality of life enjoyed by residents as well as visitors to the islands. Croft land, and the manner in which it is managed, has and continues to contribute significantly to the value of the landscape and the natural heritage. The archaeology of the islands along with the many important historical buildings form a vital part of the unique character of the area and visibly chart the story of the islands social, economic and cultural history.

It is essential therefore that these resources continue to be managed and, where appropriate, developed in a positive manner to increase people's use and enjoyment of them and to assist in developing the tourism industry within the Western Isles.

Noting the importance of our heritage, the Structure Plan provides the resource policy framework covering the natural and built environment as well as land and coastal management. The main policy approach to management of local resources, as set out in the Structure Plan, is to ensure prudent stewardship of the cultural, natural and built heritage resources in ways that maximise their economic potential in a sustainable manner.

Policy reference, title and text

LP/RM1 Built Heritage Conservation

In assessing development proposals affecting conservation areas and listed buildings or their settings, account will be taken of Structure Plan policies RM12 and RM13 as well as the considerations set out in:

- a) Appendix 5: Development affecting Listed Buildings
- b) Comhairle approved Conservation and Thatched Buildings policies.

Where possible, the retention and re-use of buildings of local character will be sought. In assessing the merits of retention regard will be made to the buildings' historic value, condition and contribution to its local setting.

In particular, where communities bring forward or are supportive of proposals for positive conservation of the built environment, the Comhairle will work with appropriate interests. The areas of Port of Ness, Arnol, Tarbert, Rodel, South Lochboisdale and Castlebay merit further consideration for such initiatives.

National and/or local policy context

SPP 15
 PAN 71
 Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas 1998
 Structure Plan RM12
 Structure Plan RM13
 Structure Plan RM14
 Structure Plan RM15



Rianachd Stòrais

Suidheachadh

Tha iomadh seòrsa stòras luachmhor anns na h-Eileanan Siar. Tha na h-àrainneachdan togte agus nàdarrach a' cur ri gnè-beatha luchd-còmhnaidh agus luchd-tadhail nan eilean. Tha, bha agus bidh talamh croitearachd, agus an dòigh sa bheil e air a riaghladh, a' cumail a' cur gu mòr ri luach an t-sealladh-tìre agus an dualchas nàdarra. Tha arc-eòlas nan eilean còmhla ris an iomadh togalach eachdraidheil cudromach nam pàirt de choltas sònraichte an àite agus a' foillseachadh eachdraidh shòisealta, eaconamach agus chultarach nan eilean.

Mar sin tha e deatamach gum bi riaghladh nan stòras sin air a chumail a' dol agus, far am bi e iomchaidh, air an leasachadh ann an dòigh dheimhinneach gus am faigh daoine barrachd feum agus tlachd asta agus gus cuideachadh a' leasachadh a' ghnìomhachas turasachd anns na h-Eileanan Siar.

A' toirt aire do chudromachd ar dualchais, tha frèam poileasaidh stòrais anns a' Phlana Structarail a' gabhail a-steach na h-àrainneachd thogte agus nàdarrach còmhla ri rianachd fearainn agus oirthir. 'S e prìomh dhòigh-obrach a' phoileasaidh rianachd stòrasan ionadail, mar a tha air a chomharrachadh sa Phlana Structarail a bhith a' dèanamh cinnteach gum bi stiùbhardachd glic air na stòrasan dualchas cultarach, nàdarrach agus togte ann an dòighean a mheudaicheas an comas eaconamach ann an dòigh sheasmhach.

Fiosrachadh, tiotal agus teacsa poileasaidh

LP/RM1 Glèidhteachas Dualchas Togte

Ann a bhith a' measadh mholaidhean leasachadh a tha a' toirt buaidh air àrainnean glèidhteachais agus togalaichean air liosta no an suidheachaidhean, bithear a' toirt aire do phoileasaidhean RM12 agus RM13 den Phlana Structarail còmhla ri na nithean a tha air an comharrachadh ann am:

- Pàipear-taice 5: Leasachadh a' toirt buaidh air Togalaichean air liosta
- Poileasaidhean aontaichte na Comhairle a thaobh Glèidhteachais agus Taighean Tughaidh.

Cho fad 's a ghabhas, bithear airson togalaichean le feartan ionadail a chumail agus ath-chleachdadh. Ann a bhith a' measadh a bheil togalach airidh air a chumail thèid aire a thoirt do luach eachdraidheil agus staid an togalaich agus a bheil e feumail don sgìre.

Gu h-àraidh, far a bheil coimhearsnachdan a' toirt air adhart no a' toirt taic do mholaidhean airson deagh glèidhteachas air an àrainneachd thogte, obraichidh a' Chomhairle còmhla ri na buidhnean iomchaidh le ùidh ann. Tha sgìrean Phort Nis, Àrnol, an Tairbeart, Roghadal, Loch Baghasdail a Deas agus Bàgh a' Chaisteil airidh air tuilleadh beachdachaidh airson iomairtean mar sin.

Suidheachadh poileasaidh nàiseanta agus/no ionadail

SPP 15
PAN 71
Meòrachan Alba
Eachdraidheil air
Stiùireadh a thaobh
Togalaichean air
Liosta agus Àrainnean
Glèidhteachais 1998
Plana Structarail RM12
Plana Structarail RM13
Plana Structarail RM14
Plana Structarail RM15



Policy reference, title and text

National and/or local policy context

LP/RM2 Archaeology and Archaeologically Sensitive Areas

The Comhairle will only permit development adversely affecting Scheduled Ancient Monuments and nationally important sites in exceptional circumstances and where there is an overriding public interest. To assess such proposals the criteria set out in Structure Plan policy RM15 will be applied.

For development affecting regional or locally important sites, the importance of the remains, including the potential for amenity, tourism and education purposes, will be weighed against the benefits of the proposed development.

Where development is acceptable, in addition to the excavation and recording arrangements set out in Structure Plan policy RM15 long term management, access and interpretation of the site may also be required.

Within the Stornoway Archaeologically Sensitive Area, as shown on the Proposals Map, developers will normally be required to arrange and fund an archaeological evaluation prior to the determination of planning applications if any ground disturbance is envisaged as part of the development. The results of the evaluation will determine any archaeological conditions to be imposed as part of the consent.

NPPG 5
PAN 42
Structure Plan RM15

LP/RM3 Tree Protection and Management

As far as possible, existing native and broadleaf trees and non-commercial woodlands should be retained and managed for their amenity and biodiversity value.

Where as part of a development it is proposed to fell trees which have significant amenity value, conditions will be imposed requiring landscaping which includes replacement trees.

NPPG 14
Structure Plan RM5
CnES Woodland Strategy December 2003



Earrann Poileasaidh

Fiosrachadh, tìotal agus teacs poileasaidh

Suidheachadh poileasaidh nàiseanta agus/no ionadail

LP/RM2 Arc-eòlas agus Ceàrnaidhean Cugallach a thaobh Arc-eòlais

Cha toir a' Chomhairle cead airson leasachadh a bheir droch bhuaidh air Làraichean Àrsaidh Clàraichte agus làraichean le cudrom nàiseanta ach a-mhàin ann an suidheachaidhean sònraichte agus far a bheil ùidh a' phobail a' dol os cionn gach nì eile. Gus molaidhean mar sin a mheasadh bithear a' cleachdadh nan slatan-tomhais air an comharrachadh ann am poileasaidh RM15 sa Phlana Structarail.

Airson leasachadh a tha a' toirt buaidh air làraichean le cudrom roinneil no ionadail, bidh cudromachd nan làraichean, a' gabhail a-staigh cothroman airson goireis, turasachd agus foghlaim, air a chothromachadh ri buannachdan an leasachaidh a chaidh a mholadh.

Far a bheil leasachadh iomchaidh, a thuilleadh air a' chladhach agus a' chlàradh air a chomharrachadh ann am poileasaidh RM15 den Phlana Structarail dh'fhaodadh gum feum an làrach rianachd, slighe a-steach agus mìneachadh cuideachd.

Taobh a-staigh Ceàrn Cugallach a thaobh Arc-eòlais Steòrnabhaigh, mar a tha air a shealltainn air a' Mhapa Mholaidhean, mar as trice feumaidh luchd-leasachaidh measadh arc-eòlach ullachadh agus a mhaoineachadh mus bi iarrtasan dealbhaidh air an co-dhùnadh ma tha sùil ri gluasad talmhainn sam bith mar phàirt den leasachadh. Bidh toraidhean a' mheasaidh a' dearbhadh nan cumhachan arc-eòlach a bhios rin leagail mar phàirt den chead.

NPPG 5
PAN 42
Plana Structarail RM15

LP/RM3 Dìon agus Rianachd Craobhan

Cho fada 's a ghabhas, bu chòir na craobhan gnèitheach agus mòr-dhuilleagach agus coiltean neo-mhalairteach a tha ann a bhith air an gleidheadh agus air an rianachd airson an luach goireis agus bith-iomadachd.

Far a bheilear a' moladh, mar phàirt de leasachadh, craobhan a leagail aig a bheil luach goireis cudromach, bidh cumhachan air an leagail ag iarraidh dealbhadh-tìre a' gabhail a-staigh craobhan a chur nan àite.

NPPG 14
Plana Structarail RM5
Ro-innleachd Coille
CnES Dùbhlachd 2003



Economic Development

Context

Economic development is a major theme of the Outer Hebrides Community Plan, expressed through the Comhairle's economic strategy, Creating Communities of the Future. The Structure Plan's policy approach to land use for economic development is to promote investment and economic activity that strengthens the Western Isles economy in a sustainable manner, develop strategies based on the sustainable use of the islands' resources and to view job creation positively through a flexible approach to land use.

The role of the Local Plan is to build on the strategy providing detailed policy guidance for the location and development of businesses across a range of sectors to accommodate a variety of business and economic activities, whilst appropriately safeguarding our built and natural heritage as well as the amenity of surrounding land uses.

Policy reference, title and text

National and/or local policy context

LP/ED1 Business Development

The preferred sites for business development are shown on the Proposals Map. Subject to compliance with other Structure and Local Plan policies further business development may be permitted if it can be demonstrated that either:

- a) none of the identified sites is suitable to accommodate the proposed development; or
- b) there is a specific economic need at the proposed location.

SPP 2
Structure Plan ED1

LP/ED2 Safeguarding Industrial Activities

Development proposals (particularly for housing) adjacent to existing or proposed general industrial/storage sites (use classes 5 & 6) will be assessed carefully to ensure that the industrial activities are not constrained. This may be achieved either through creation of a buffer zone between the uses or by the use of design and landscaping techniques.

SPP 2
Structure Plan ED14

LP/ED3 Safeguarding Renewable Energy Resources

Development proposals adjacent to sites with planning consent for renewable energy development will be considered carefully in order to safeguard the viability of the energy resource.

NPPG 6
Structure Plan ED2
CnES Policy
Considerations for
Renewable Energy
Developments
November 2004



Leasachadh Eaconamach

Suidheachadh

Tha leasachadh eaconamach na phrìomh chuspair ann am Plana Coimhearsnachd Innse Gall, air a chur an cèill tro ro-innleachd eaconamach na Comhairle, Cruthachadh Coimhearsnachdan ri Teachd. 'S e modh poileasaidh a' Phlana Structarail a thaobh cleachdadh fearainn airson leasachadh eaconamach a bhith a' brosnachadh cur an seilbh agus obair eaconamach a neartaicheas eaconamaidh nan Eilean Siar ann an dòigh sheasmhach, a' leasachadh ro-innleachdan stèidhichte air stòrasan nan eilean a chleachdadh ann an dòigh sheasmhach agus a' coimhead ri cruthachadh-obrach air dhòigh dheimhinneach tro dhòigh-obrach shùbailte airson cleachdadh fearainn.

'S e dleastanas a' Phlana Ionadail a bhith a' togail air an ro-innleachd a' toirt stiùireadh mionaideach air poileasaidh airson suidheachadh agus leasachadh ghnòthachasan thar diofar roinnean gus iomadh seòrsa obair ghnòthachais agus eaconamach a ghabhail a-staigh, agus a' dìon ar dualchas togte agus nàdarra agus an goireas cleachdaidhean fearainn mun cuairt mar bu chòir.

Fiosrachadh, tìotal agus teacs poileasaidh

Suidheachadh poileasaidh nàiseanta agus/no ionadail

LP/ED1 Leasachadh Gnothachais

Tha na roghainnean airson làraichean leasachadh gnothachais air an sealltainn air a' Mhapa Mholaidhean. Ma thèid cumail ri poileasaidhean eile a' Phlana Structarail agus a' Phlana Ionadail dh'fhaodadh gum bi tuilleadh leasachadh gnothachais air a cheadachadh ma thèid sealltainn an dàrna cuid:

- nach eil gin de na làraichean a tha air an ainmeachadh freagarrach airson an leasachaidh a chaidh a mholadh a ghabhail a-staigh; no
- gu bheil feum eaconamach shònraichte aig an àite a chaidh a mholadh.

SPP 2
Plana Structarail ED1

LP/ED2 Dìon Obair Gníomhachais

Bidh molaidhean leasachaidh (gu sònraichte airson taigheadais) ri taobh làraichean gnìomhachais/stòraidh coitcheann (clasaichean cleachdaidh 5 & 6) a tha ann mar-thà no a chaidh a mholadh air am measadh gu cùramach gus dèanamh cinnteach nach eil an obair gnìomhachais air a chuibhreachadh. Dh'fhaodadh seo a choileanadh le sòn bufair a chur eadar na diofar obraichean no le bhith a' cleachdadh modhan deilbh agus dealbhadh-tìre.

SPP 2
Plana Structarail ED14

LP/ED3 Dìon Stòrasan Cumhachd Ath-nuadhachail

Bithear a' beachdachadh gu cùramach air molaidhean leasachaidh ri taobh làraichean le cead dealbhaidh airson leasachadh cumhachd ath-nuadhachail gus am bi ion-obrachadh an stòras cumhachd air a dhìon.

NPPG 6
Plana Structarail ED2
Cùisean Poileasaidh CnES
airson Leasachaidhean
Cumhachd
Ath-nuadhachail
Samhain 2004



Policy reference, title and text

National and/or local policy context

LP/ED4 Aquaculture and Marine Planning Powers

In assessing development proposals the following considerations will be taken into account:

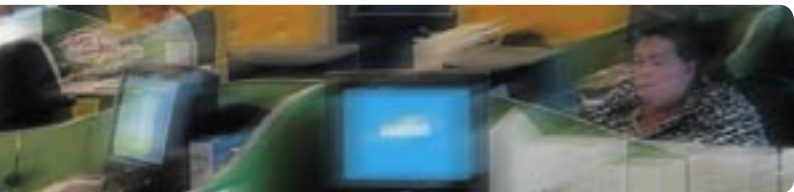
- a) location and design of installations and associated facilities;
- b) biodiversity, landscape and other natural heritage features;
- c) access and servicing considerations;
- d) appropriate measures to deal with the issues of pollution, disease and navigational considerations;
- e) appropriate management, monitoring and site restoration arrangements;
- f) the incremental or cumulative impact of the proposal.

Water Environment and Water Services (Scotland) Act 2003
 Scottish Executive Policy Guidance Note: Locational Guidelines for Marine Fish Farms
 Structure Plan ED7

LP/ED5 Caravans and Camping for Tourism

Sites to be developed for accommodating holiday/touring caravans will be required to accord with the Comhairle's approved Caravan Sites Policy. Sites currently identified as suitable for tourist caravans and camping are shown on the Proposals Map.

Structure Plan ED5
 CnES Caravan Sites Policy August 2002



Fiosrachadh, tìotal agus teacsa poileasaidh

LP/ED4 Cumhachdan Dealbhaidh Tuathanachas-uisge agus Mara

Ann a bhith a' measadh mholaidhean leasachaidh bidh aire air a thoirt do na nithean a leanas:

- a) suidheachadh agus deilbh uidheaman agus goireasan co-cheangailte riutha;
- c) bith-iomadachd, sealladh-tìre agus pàirtean eile den dualchas nàdair;
- d) cùisean cothruim agus càraidh;
- e) ceuman freagarrach gus dèiligeadh ri ceistean truaillidheachd, galair agus cùisean seòladaireachd;
- f) ullachadh freagarrach airson rianachd, sgrùdadh agus ath-nuadhachadh làraich;
- g) buaidh leantainneach no tionalach a' mholaidh.

Suidheachadh poileasaidh nàiseanta agus/no ionadail

Achd Àrainneachd Uisge agus Seirbheisean Uisge (Alba) 2003
Nòta Stiùireadh Poileasaidh Riaghaltas na h-Alba: Stiùireadh Làraich airson Tuathanasan Èisg Mara
Plana Structarail ED7

LP/ED5 Carabhanaichean agus Campachadh airson Turasachd

Feumaidh làraichean a bhios air an leasachadh airson carabhanaichean luchd-turais a bhith a rèir Poileasaidh Làraichean Carabhan aontaichte na Comhairle. Tha na làraichean a tha air an comharrachadh an-dràsta airson carabhanaichean agus campachadh luchd-turais air an sealltainn air a' Mhapa Mholaidhean.

Plana Structarail ED5 Poileasaidh Làraichean Carabhan CnES Lùnastal 2002



Housing, Community & Leisure Facilities

Context

The provision of good quality housing and community facilities is fundamental to the future development of the islands in attracting people to stay or relocate here. This is recognised in the Structure Plan which provides the strategic approach and policy framework for the location of housing and community facilities. It points to the Local Plan to provide more detailed policy guidance particularly in relation to the provision of affordable housing and the identification of sites. In doing this, the Local Plan particularly addresses the targets and objectives set out in Local Housing Strategy 2004 - 2009.

Furthermore noting the importance of community and leisure support facilities, the Local Plan includes land use proposals for a range of new facilities.

Policy reference, title and text

National and/or local policy context

LP/HCL1 General Housing Policy

In addition to national and Structure Plan guidance, the assessment of proposals for housing will take account of:

- a) location of the development within the settlement;
- b) scale, density* and appearance of the development in relation to its surroundings;
- c) need for housing and impact on the existing settlement, including socio/economic factors.

More detailed requirements are set out in Appendix 2.

The Comhairle will work with local communities, landowners, grazings committees and other agencies to identify additional land suitable for housing, particularly in areas of identified need. The need to safeguard land for crofting activities and other types of development will be taken into account.

In establishing road layouts and determining the infrastructure requirements for public sector investment in housing sites, attention will be paid to the development potential of adjacent areas.

*guidance on density levels is given in the Glossary

SPP 3
PAN 38

PAN 44
PAN 67
PAN 68
PAN 72

Structure Plan HCL1

LP/HCL2 Affordable Housing

For the development of sites of 15 units or more the Comhairle will look for the developer to provide an element of affordable housing (25% minimum), unless otherwise specified for the proposal sites identified in the Local Plan. For developments of 15 units or less the level of affordable housing to be provided will be determined in discussion with the Housing Department and Local Housing Associations.

PAN 74
Structure Plan HCL2



Taigheadas, Goireasan Coimhearsnachd & Cur-seachad

Suidheachadh

Tha ullachadh deagh thaigheadas agus goireasan coimhearsnachd bunaiteach do leasachadh nan eilean san àm ri teachd ann an tàladh dhaoine airson fuireach no gluasad an seo. Tha seo a' faighinn àite sa Phlana Structarail anns a bheil dòigh-obrach ro-innleachdail agus frèam poileasaidh airson làrach taigheadais agus goireasan coimhearsnachd. Tha e a' coimhead ris a' Phlana Ionadail airson poileasaidh stiùiridh nas mionaidiche ullachadh gu sònraichte a thaobh ullachadh taigheadais saor agus comharrachadh làraichean. Ann a bhith a' dèanamh seo, tha am Plana Ionadail a' dèiligeadh gu sònraichte ri na targaidean agus amasan a tha air am mineachadh ann an Ro-innleachd Taigheadais Ionadail 2004 - 2009.

A thuilleadh air sin a' cumail aire air cho cudromach 's a tha goireasan taic coimhearsnachd agus cur-seachad, tha am Plana Ionadail a' gabhail a-staigh molaidhean cleachdadh fearainn airson diofar ghoireasan ùra.

Fiosrachadh, tiotal agus teacs poileasaidh

Suidheachadh poileasaidh nàiseanta agus/no ionadail

LP/HCL1 Poileasaidh Taigheadais Coitcheann

A thuilleadh air stiùireadh nàiseanta agus a' Phlana Structarail, gabhaidh measadh mholaidhean airson taigheadas a-steach:

- a) an t-àite sam bi an leasachadh taobh a-staigh a' bhaile;
- b) sgèile, dùmhachd agus coltas an leasachaidh a thaobh na tha mun cuairt;
- c) am feum air taigheadas agus a' bhuidhe air a' bhaile a tha ann, a' gabhail a-staigh nithean sòisio/eaconamach.

Tha riatanasan nas mionaidiche air an comharrachadh ann am Pàipear-taice 2.

Bidh a' Chomhairle ag obair còmhla ri coimhearsnachdan, uachdarain, comataidhean ionaltraidh agus buidhnean ionadail eile gus fearann eile a chomharrachadh a tha freagarrach airson taigheadais, gu h-àraidh ann an sgìrean le feuman comharraichte. Bidh aire air a thoirt don fheum air fearann a dhìon airson obair croitearachd agus seòrsachan eile de leasachadh.

Ann a bhith a' stèidheachadh cruth rathaidean agus a' suidheachadh nan riatanasan bun-structair airson cur an seilbh ann an làraichean taigheadais san earrann phrìobhaidich, bidh aire air a thoirt don chomas airson leasachadh ceàrnaidhean rin taobh.

*gheibhear stiùireadh air irean dùmhachd anns a' Chlàr Briathrachais

SPP 3
PAN 38

PAN 44
PAN 67
PAN 68

PAN 72

Plana Structarail HCL1

LP/HCL2 Taigheadas Saor

Airson leasachadh air làraichean le 15 aonadan no barrachd bidh a' Chomhairle a' sùileachadh gun toir an neach-leasachaidh seachad tomhas de taigheadas saor (25% aig a' char as lugha), mur eil a' chaochladh air a shònrachadh airson nan làraichean molaidh air an ainmeachadh sa Phlana Ionadail. Airson leasachaidhean le 15 aonadan no nas lugha bidh an ìre de thaigheadas saor a bhios air a thoirt seachad air a shuidheachadh ann an còmhraidhean leis an Roinn Taigheadais agus Comainn Taigheadais Ionadail.

PAN 74
Plana Structarail HCL2





Policy reference, title and text

National and/or local policy context

LP/HCL3 Conversion of Buildings for Multiple Occupancy

Proposals for the conversion and sub division of buildings into multiple residential units will be assessed on the contribution the development could make to meeting housing demand balanced against any possible damage to the character and amenity of the area and of adjoining dwellings.

LP/HCL4 Residential Caravans

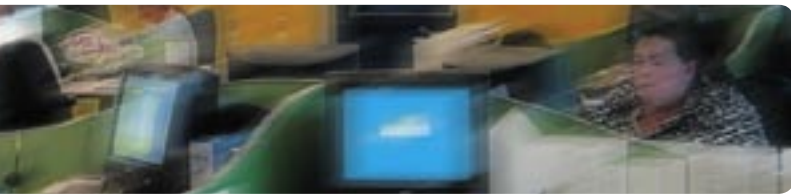
Caravans for residential purposes will be required to accord with the Comhairle's approved Caravan Sites Policy.

Structure Plan HCL3
CnES Caravan Sites
Policy August 2002

LP/HCL5 Burial Grounds

Development of new burial grounds will be required to accord with the Comhairle's approved Burial Grounds Strategy. Land adjacent to existing Comhairle burial grounds will be safeguarded against development that may prejudice future extensions to the grounds. Where the adjacent land is not suitable for extension of the burial ground, alternative sites will be sought for future provision.

CnES Burial Grounds
Strategy August 1996



Earrann Poileasaidh



Fiosrachadh, tìotal agus teacs poileasaidh

Suidheachadh poileasaidh nàiseanta agus/no ionadail

LP/HCL3 Atharrachadh Thogalaichean airson Ioma-sheilbh

Bidh molaidhean airson atharrachadh agus fo-roinn thogalaichean gu aonadan còmhnaidheach airson ioma-sheilbh air am measadh a rèir mar a dh'fhaodadh an leasachadh cuideachadh a' coinneachadh ri iarrtas airson taigheadais air a chothromachadh ri milleadh sam bith a dh'fhaodadh e a dhèanamh air coltas agus goireas an àite agus taighean-còmhnaidh ri thaobh.



LP/HCL4 Carabhanaichean Còmhnaidh

Feumaidh adhbharan airson carabhanaichean còmhnaidh a bhith a rèir a' Phoileasaidh Làraichean Carabhan a chaidh aontachadh leis a' Chomhairle.

Plana Structarail HCL3 Poileasaidh Làraichean Carabhan CnES Lùnastal 2002

LP/HCL5 Cladhan

Feumaidh leasachadh chladhan ùra a bhith a rèir Ro-innleachd Cladhan aontaichte na Comhairle. Bidh talamh ri taobh nan cladhan a tha aig a' Chomhairle mar-thà a bhith air an dìon bho leasachadh a dh'fhaodadh droch bhuidh a thoirt air leudachadh ri fearann nan cladhan san àm ri teachd. Far nach eil an talamh ri thaobh freagarrach airson a' chladh a leudachadh, bithear ag iarraidh làraichean eile airson sin san àm ri teachd.

Ro-innleachd Cladhan CnES Lùnastal 1996





Greater Stornoway

Context

The Structure Plan, Local Housing Strategy and Creating Communities of the Future strategy all provide a focus on the future development of Stornoway. The Local Plan sets out a detailed land use planning framework for the implementation of these strategies. Given the concentration of population and development activity, along with the current policy context, the Greater Stornoway area is dealt with in a separate section.

The ongoing regeneration of Stornoway is a key policy objective of local public agencies who are working to enhance the vitality, viability and vibrancy of Stornoway by regenerating the environment of the town and its surrounding area, focusing physical change on the needs of people, our built heritage and business development.

The Local Plan fulfils the Structure Plan policy to address the scope for future development of settlements. Taken together the policies and proposals within the plan identify and present a settlement development strategy for Greater Stornoway. In particular, the Local Plan provides a policy framework for assessing development proposals in the 'town centre', aiming to encourage a diversity of appropriate uses with a focus on quality of development.

The Local Housing Strategy identifies Greater Stornoway as the main area of demand for future housing. In addition to the proposed housing sites in the Local Plan, areas have also been identified on the proposal maps to focus the search for housing land in the longer term subject to a range of factors. Although much of the search area comprises 'Locally Important Agricultural Land' this needs to be balanced against the overall search area aim to consolidate development within the settlement. This can allow for maximisation of existing services and support facilities, improved coordination of future settlement development and importantly meets the significant housing demand in a sustainable manner.

Policy reference, title and text

LP/STY1 Greater Stornoway Settlement

Within Greater Stornoway, the sites approved for housing and business uses are identified on the Proposals Map.

In addition to the identified sites, housing development may be permitted if either;

- a) the site is located within one of the housing search areas shown on the Proposals Map; or
- b) the development comprises redevelopment of land or premises, conversion of property, the use of neglected, derelict land or gap sites or is of small-scale (5 or less dwellings).

Where no density level has been set for Local Plan proposal sites, generally it is expected that housing development within the settlement core, shown on the Proposals Map, will be of a reasonably high density, while a lower density will be expected outwith the core (see LP/HCL1).

In addition to the identified sites, business development may be permitted if it meets the requirements of policy LP/ED1.

National and/or local policy context

PAN 52

SPP 2



Sgìre Steòrnabhaigh

Suidheachadh

Tha am Plana Structarail, an Ro-innleachd Taigheadais Ionadail agus ro-innleachd Cruthachadh Coimhearsnachdan ri Teachd uile a' toirt aire gu leasachadh Steòrnabhaigh san àm ri teachd. Tha am Plana Ionadail a' comharrachadh frèam dealbhaidh mionaideach airson cleachdadh fearainn gus na ro-innleachdan sin a bhuileachadh. Leis na th' ann de shluagh agus obair leasachaidh, còmhla ris an t-suidheachadh poileasaidh làthaireach, thathar a' dèiligeadh ri Sgìre Steòrnabhaigh ann an earrann air leth.

Tha ath-bheothachadh leantainneach air Steòrnabhagh na phrìomh amas poileasaidh aig buidhnean poblach ionadail a tha ag obair gus cur ri beathalachd, ion-obrachadh agus beothas Steòrnabhaigh le bhith ag ath-bheothachadh àrainneachd a' bhaile agus an sgìre mun cuairt, le aire shònraichte air atharrachadh corporra ann am feuman an t-sluaigh, ar dualchas togte agus leasachadh gnothachais.

Tha am Plana Ionadail a' coileanadh poileasaidh a' Phlana Structarail a bhith a' dèiligeadh ris a' chomas air leasachadh bhailtean san àm ri teachd. Air an gabhail còmhla tha na poileasaidhean agus molaidhean taobh a-staigh a' phlana a' comharrachadh agus a' cur air adhart ro-innleachd leasachadh baile do Sgìre Steòrnabhaigh. Gu h-àraidh, tha am Plana Ionadail ag ullachadh frèam poileasaidh airson measadh air molaidhean leasachaidh ann am 'meadhan a' bhaile', ag amas air a bhith a' brosnachadh iomadh seòrsa cleachdadh iomchaidh le cudrom air deagh leasachadh.

Tha an Ro-innleachd Taigheadais Ionadail a' comharrachadh gur ann an Sgìre Steòrnabhaigh a tha an t-iarrtas airson taigheadais san àm ri teachd. A thuilleadh air na làraichean taigheadais a tha air am moladh sa Phlana Ionadail, tha ceàrnaidhean air an comharrachadh air na mapaichean molaidh cuideachd gus sealltainn gu bheil a' lorg fearann taigheadais san ùine-fhada le ùmhlachd do dhiofar nithean. Ged is e 'fearann àiteachais le cudrom ionadail' a tha ann am mòran den àite ris a bheil a' coimhead feumar seo a chothromachadh ri amas an àite gu h-iomlan a bhith a' neartachadh leasachadh taobh a-staigh a' bhaile. Faodaidh seo cothrom a thoirt air meudachadh nan seirbheisean agus goireasan taic a tha ann, barrachd co-òrdanachaidh air leasachadh bhailtean san àm ri teachd agus gu cudromach coinneachadh ris an iarrtas mhòr airson taigheadais ann an dòigh sheasmhach.

Fiosrachadh, tìotal agus teacsa poileasaidh

LP/STY1 Tuineachadh Sgìre Steòrnabhaigh

Taobh a-staigh Sgìre Steòrnabhaigh, tha na làraichean a chaidh an aontachadh airson feuman taigheadais agus gnothachais air an ainmeachadh air a' Mhapa Mholaidhean.

A thuilleadh air na làraichean a tha air an ainmeachadh, dh'fhaodadh leasachadh taigheadais a bhith air a cheadachadh ma tha;

- an làrach taobh a-staigh aon de na h-àiteachan sa bheil a' gearradh taigheadas a tha air a shealltainn air a' Mhapa Mholaidhean; no
- an leasachadh a' gabhail a-staigh ath-leasachadh fearainn no thogalaichean, atharrachadh thogalaichean, feum de fhearann air a thrèigsinn no làraichean ann am beàrn no ma tha e beag-sgèile (5 taighean-còmhnaidh no nas lugha).

Far nach eil ìre dùmhlachd air a shuidheachadh do làraichean a tha air am moladh sa Phlana Ionadail, sa chumantas thathar a' sùileachadh, gum bi leasachadh taigheadais taobh a-staigh meadhan a' bhaile, air a shealltainn air a' Mhapa Mholaidhean, de dhùmhlachd an ìre mhath àrd, agus gum bi dùmhlachd nas ìsle air a shùileachadh taobh a-muigh a' mheadhain (faic LP/HCL1).

A thuilleadh air na làraichean air an ainmeachadh, dh'fhaodadh leasachadh gnothachais a bhith air a cheadachadh ma choinnicheas e ri riatanasan poileasaidh LP/ED1.

Suidheachadh poileasaidh nàiseanta agus/no ionadail

PAN 52

SPP 2



Policy reference, title and text

National and/or local policy context

LP/STY2 Stornoway Town Centre

Within the Town Centre, as defined on the Proposals Map, ground floor uses should generally fall within use classes 1, 2 and 3 and should contribute positively to the vitality and continued use of the town centre as a focus for pedestrian and commercial activity.

In addition to the above uses, use of upper floorspace in the town centre for residential purposes will also be acceptable.

In addition to other Structure and Local Plan policies, when assessing development proposals within the Town Centre, the Comhairle will seek to:

- a) ensure the design fits within the overall street frontage;
- b) minimise the impact on the amenity of neighbouring uses;
- c) ensure that the storage and servicing requirements of the development are adequate;
- d) ensure that the development accords with the requirements of any Stornoway Conservation Area Management Plan in place.

NPPG 8
PAN 52
PAN 59

Structure Plan ED11

LP/STY3 Harbour Regeneration

Regeneration of the waterfront areas of Stornoway will be assisted through:

- a) the relocation of landing and storage facilities for bulk goods, including oil and gas, and related developments to the proposed West Harbour/Glumaig site; and
- b) the development of smaller scale commercial marine activities such as fisheries and boatbuilding along with leisure and water-based recreational activities; and
- c) detailed evaluation of the potential benefits of infilling.

PAN 52

LP/STY4 Newton Industrial Area

Development within this area will be for business, retail, financial, professional and other services where it can be demonstrated that such proposals meet all of the following criteria:

- a) constitute an improvement in the quality of the environment of the area;
- b) do not result in congestion problems arising from on-street vehicle parking;
- c) take account of advice from the Health and Safety Executive.

On sites adjacent to Sandwick Road, the design and landscaping should be of a quality that complements the prominent location on a key approach to Stornoway.

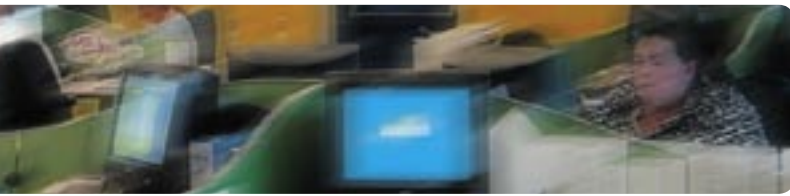
PAN 52
Structure Plan ED14

LP/STY5 Gleann Seileach Business Park

Gleann Seileach Business Park is allocated for Class 4 uses. Proposed new developments should be compatible with the prestigious nature of the business park. In particular, account should be taken of the relationship of the new development to the surrounding buildings in terms of design, scale and height of buildings and the materials to be used.

A programme of intended landscaping works must accompany all proposals.

SPP 2



Fiosrachadh, tìotal agus teacs poileasaidh

Suidheachadh poileasaidh nàiseanta agus/no ionadail

LP/STY2 Meadhan baile Steòrnabhaigh

Ann am meadhan a' bhaile, mar a tha air a mhìneachadh air a' Mhapa Mholaidhean, sa chumantas bu chòir do dh'obair air an làr ìosal a bhith taobh a-staigh clasaichean cleachdaidh 1, 2 agus 3 agus bu chòir dhaibh cur ri beathalachd meadhan a' bhaile agus ri bhith ga chumail cudromach do choisichean agus obair malairt.

A thuilleadh air na cleachdaidhean shuas, bidh cleachdadh ùrlairean àrda ann am meadhan a' bhaile airson àiteachan-còmhnaidh iomchaidh cuideachd.

A bharrachd air poileasaidhean eile a' Phlana Structarail agus a' Phlana Ionadail, nuair a thathar a' measadh mholaidhean leasachaidh ann am meadhan a' bhaile, bidh a' Chomhairle ag iarraidh:

- dèanamh cinnteach gu bheil an deilbh coltach ri na togalaichean eile air an t-sràid;
- lùghdachadh buaidh air goireas àiteachan eile mun cuairt;
- dèanamh cinnteach gu bheil riatanasan stòraidh agus càraidh an leasachaidh iomchaidh;
- dèanamh cinnteach gu bheil an leasachadh a rèir riatanasan Plana Rianachd Àrainn Glèidhteachais sam bith a tha ann an Steòrnabhagh.

NPPG 8
PAN 52
PAN 59

Plana Structarail ED11

LP/STY3 Ath-bheothachadh Cala

Bidh ath-bheothachadh nan ceàrnaidhean de Steòrnabhagh a tha ris a' mhuir air an cuideachadh tro:

- glusad ghoireasan airson bathar trom a chur air tìr agus a stòradh, a' gabhail a-staigh ola agus gas, agus leasachaidhean co-cheangailte ri làrach a' Chala an Iar/Glumaig a chaidh a mholadh; agus
- leasachadh obair mara malairteach air sgèile nas lugha mar iasgach agus togail-bhàtaichean còmhla ri cur-seachad air uisge agus eile; agus
- measadh mionaideach air na buannachdan a dh'fhaodadh fhaighinn bho lìonadh a-steach.

PAN 52

LP/STY4 Ceàrn Gnìomhachais Newton

Bidh leasachadh taobh a-staigh a' cheàirn seo airson seirbheisean gnothachais, reic, ionmhais, proifeiseanta agus eile far an gabh sealltainn gu bheil na molaidhean sin a' coinneachadh ri gach slat-tomhais a leanas:

- gu bheil e a' dèanamh leasachadh ri càileachd àrainneachd an àite;
- nach lean e gun adhbharaich pàirceadh chàraichean air an t-sràid duilgheadasan dùmhachd;
- gu bheil e a' toirt aire do chomhairle bhon Roinn Slàinte agus Sàbhailteachd.

Air làraichean ri taobh Rathad Shanndabhaig, bu chòir gum biodh an deilbh agus an dealbhadh-tìre air a dhèanamh gu ìre a tha a' freagairt an làraich follaiseach air prìomh rathad gu Steòrnabhagh.

PAN 52
Plana Structarail ED14

LP/STY5 Pàirc Gnothachais Ghleann Seileach

Tha Pàirc Gnothachais Ghleann Seileach air a shònrachadh airson cleachdaidhean Clas 4. Bu chòir do leasachaidhean ùra a chaidh am moladh a bhith co-chòrdail ri inbhe àrd na pàirc gnothachais. Gu sònraichte, bu chòir aire a thoirt don cheangal a tha aig an leasachadh ùr ri na togalaichean mun cuairt a thaobh deilbh, sgèile agus àirde nan togalaichean agus nan stuthan a bhios air an cleachdadh.

Feumaidh prògram den dealbhadh-tìre a thathar an dùil a dhèanamh a bhith an cois gach moladh.

SPP 2



Policy reference, title and text

National and/or local policy context

LP/STY6 Conservation Area Management Plan

Development within the Stornoway Outstanding Conservation Area should accord with any Conservation Area Management Plan in place.

SPP 15
PAN 71

LP/STY7 Town Hall

The primary use of the Town Hall will be for civic and other public related uses. All proposed new uses will be assessed against all the following:

- a) traffic and parking implications;
- b) the need to retain satisfactory access to the existing public areas;
- c) the impact of the proposed design on the fabric and character of the Category B listed building.

PAN 52

LP/STY8 Setting of War Memorial

In order to preserve the setting of the War Memorial, development will be restricted on the hill known as Cnoc Nan Uan unless it can be shown that there are over-riding reasons of public interest why the development should proceed and no suitable alternative location exists.



Earrann Poileasaidh



Fiosrachadh, tìotal agus teacsa poileasaidh

Suidheachadh poileasaidh nàiseanta agus/no ionadail

LP/STY6 Plana Rianachd Àrainn Glèidhteachais
Bu chòir do leasachadh taobh a-staigh Sàr Àrainn Glèidhteachais Steòrnabhaigh a bhith a rèir a' Phlana Rianachd Àrainn Glèidhteachais a tha ann.

SPP 15
PAN 71

LP/STY7 Talla a' bhaile
Bidh Talla a' Bhaile air a cleachdadh gu sònraichte airson cùisean catharra agus nithean eile co-cheangailte ris a' phoball. Bidh gach cleachdadh ùr a thèid a mholadh air a mheasadh ri na leanas:

- a) builean trafaig agus pàircidh;
- b) an fheum air cothrom iomchaidh fhàgail gu na h-àiteachan poblach a tha ann;
- c) buaidh an deilbh a chaidh a mholadh air dealbh agus coltas an togalach a tha air liosta Gnè B.

PAN 52

LP/STY8 Suidheachadh a' Chuimhneachan Cogaidh
Gus suidheachadh a' Chuimhneachan Cogaidh a ghleidheadh, bidh leasachadh air a chuingealachadh ri Cnoc nan Uan mur tèid sealltainn gu bheil adhbharan ann a tha ro-chudromach a thaobh leas a' phobaill carson a bu chòir don leasachadh a dhol air adhart agus nach eil làrach freagarrach eile ann.





Context

The proposals are set out by topic theme in line with the previous policy section format. Within each theme the proposals relating to Greater Stornoway are listed separately from those areas outwith. The proposals are also indicated on the accompanying Proposals Maps.

The plan contains only those proposals for which there is a fair degree of certainty within the five year plan period and includes many extant planning consents. As clearly stated in the Introduction, the identification of proposals sites does not

exclude the consideration of development on other suitable sites not currently shown on the Proposals Maps. Proposals outwith the identified sites will be assessed against the policies in the Structure and Local Plans through the normal development control process.

Implementation of the proposals will not only depend on the Comhairle but also other public agencies as well as the private and voluntary sectors.

Resource Management

Greater Stornoway

Prop LP/RM 1 Stornoway Townscape Heritage Initiative

It is proposed to implement a Stornoway Townscape Heritage Initiative (THI) within the core area of Stornoway as shown on the Proposal Map.

Prop LP/RM 2 Former Industrial Female School, Scotland Street/Keith Street

It is proposed that the former Industrial Female School, Scotland Street/Keith Street be brought back into a sustainable use while maintaining the fabric and character of the Category B listed building. A range of uses may be acceptable.

Prop LP/RM 3 Woodland Centre

Further development of the current woodland centre site will be supported, subject to a complementary use and design.

Prop LP/RM 4 Cromwell Street Quay

It is proposed that Cromwell Street Quay is redeveloped to provide environmental improvements and improved use of space for marine activities.

Outwith Greater Stornoway

Prop LP/RM 5 Local Nature Reserve

It is proposed to maintain the integrity of the Loch Stiapavat Local Nature Reserve and to develop its potential as a community/educational resource.

Suidheachadh

Tha na molaidhean air an cur a rèir cuspair anns an aon chruth ris an earrann poileasaidh roimhe. Taobh a-staigh gach cuspair tha na molaidhean a bhuineas do Sgìre Steòrnabhaigh ann an liosta eadar-dhealaichte bho na sgìrean air an taobh a-muigh. Tha na molaidhean air an sealltainn cuideachd air na Mapaichean Mholaidhean a tha nan cois.

Chan eil anns a' phlana ach na molaidhean sin mu bheilear an ìre mhath cinnteach taobh a-staigh nan còig bliadhna a mhaireas am plana agus a' gabhail a-staigh mòran cheadan dealbhaidh a tha ann cheana. Mar a tha air a chur an cèill gu soilleir san ro-ràdh, chan eil comharrachadh mholaidhean làraich a' ciallachadh nach

tèid beachdachadh air làraichean freagarrach eile a leasachadh nach eil air an sealltainn an-dràsta air na Mapaichean Molaidh. Bidh molaidhean taobh a-muigh nan làraichean a tha air an ainmeachadh air am measadh ri poileasaidhean nam Planaichean Structarail agus Ionadail tron phròiseas smachd leasachaidh àbhaisteach.

Cha bhi buileachadh nam molaidhean an urra ris a' Chomhairle a-mhàin ach cuideachd ri buidhnean poblach eile agus ri na roinnean prìobhaideach agus saor-thoileach.

Rianachd Stòrais

Sgìre Steòrnabhaigh

Mol LP/RM 1 Iomairt Dualchais Baile Steòrnabhaigh

Thathar a' moladh Iomairt Dualchais Baile Steòrnabhaigh a thoirt gu buil taobh a-staigh a' phrìomh phàirt de Steòrnabhaigh mar a tha air a shealltainn air Map a' Mholaidh.

Mol LP/RM 2 Seann Sgoil Gnìomhachais nam Ban, Sràid na h-Alba/Sràid Chè

Thathar a' moladh gum bi Seann Sgoil Gnìomhachais nam Ban, Sràid na h-Alba/Sràid Chè air a thoirt air ais gu bhith ga cleachdadh ann an dòigh sheasmhach ach a' gleidheadh dealbh agus coltas an togalaich a tha air liosta Gnè B. Dh'fhaodadh gum biodh diofar dhòighean cleachdaidh iomchaidh.

Mol LP/RM 3 Ionad na Coille

Bidh taic air a thoirt airson tuilleadh leasachaidh air an làrach air a bheil Ionad na Coille an-dràsta, le ùmhlachd do chleachdadh agus deilbh co-aimsireil.

Mol LP/RM 4 Cidhe Sràid Chrombail

Thathar a' moladh gum bi Cidhe Sràid Chrombail air ath-leasachadh a thaobh na h-àrainneachd agus feum nas fheàrr den àite airson tachartasan mara.

Taobh a-muigh Sgìre Steòrnabhaigh

Mol LP/RM 5 Tèarmann Nàdair Ionadail

Tha e a' moladh a bhith a cum suas iomlanachd de na Tèarmann Nàdair Ionadail Loch Stiapabhat agus thoir e air adhart mar goireas coimhearsnachd/foghlaim.



Economic Development

Greater Stornoway

Prop LP/ED 1 Gleann Seileach Business Park extension

If the existing depots at Marybank are relocated, an extension to Gleann Seileach Business Park is proposed on the vacant sites. In line with the existing business park, it is proposed that the extension area be reserved for Class 4 uses. Any proposed development will be required to comply with Policy LP/ED2 as well as other Structure and Local Plan policies.

Prop LP/ED 2 Site at Bayhead / Matheson Road

It is proposed to develop the site of a former garage for use as a filling station with associated retail use.

Prop LP/ED 3 Lews Castle

It is proposed that the Lews Castle be brought back into sustainable use, compatible with and maintaining the fabric and character of, the Category A listed building. A range of uses to support corporate, leisure, heritage and events-based tourism will be acceptable.

Prop LP/ED 4 Former Bus Station

It is proposed to develop land at the former bus station. Acceptable uses include commercial, retail (fronting Cromwell Street) and housing, subject to all of the following criteria:

- a) full plans for development of the site as a whole, showing the location of the various uses, are considered by the planning authority prior to any consents being granted;
- b) where possible, some open views of the Castle grounds from the town should be retained;
- c) the developer meets any infrastructure costs which authorities could not be reasonably expected to bear;
- d) any port and harbour operational requirements are taken into account;
- e) the proposed development is the subject of a satisfactory Flood Risk Assessment (carried out by developer).

Outwith Greater Stornoway

Prop LP/ED 5 Arnish

Land at Arnish is identified as a location for strategic industrial and business developments. The phased development of the area, including the longer term development of West Harbour, will be guided where appropriate by the outcomes of partnership investigations and briefs.

Prop LP/ED 6 Stornoway Airport

In assessing development proposals in and around Stornoway Airport account will be taken of the following:

- a) the preferred uses for the former ammunitions storage compound are classes 4, 5 & 6;
- b) the Gaydon hangar area should be safeguarded for the provision of lifeline services and aircraft related activity;
- c) the preferred uses of land around the former Met office buildings, command centre, Nissan huts and accommodation and recreation block are classes 2, 4, 6, 7, 10 & 11;
- d) housing will be considered where it integrates with the existing settlements and respects the pattern of existing development;
- e) retail will only be permitted as ancillary to other uses;
- f) the aerodrome safeguarding requirements.

Leasachadh Eaconamach

Sgìre Steòrnabhaigh

Mol LP/ED 1 Leudachadh Pàirc Gnothachais Ghleann Seileach

Ma thèid na h-ionadan stòraidh ann am Marybank a ghluasad, thathar a' moladh leudachadh ri Pàirc Gnothachais Ghleann Seileach air na làraichean falamh. Mar a' phàirc gnothachais a tha ann, thathar a' moladh gum bi an leudachadh air a chumail airson cleachdaidhean Clas 4. Feumaidh leasachadh sam bith cumail ri Poileasaidh LP/ED2 agus ri poileasaidhean eile sna Planaichean Structarail agus Ionadail.

Mol LP/ED 2 Làrach aig Ceann a' Bhàigh / Rathad MhicMhathain

Thathar a' moladh làrach air an robh garaid a leasachadh airson a chleachdadh mar stèisean pheatrail le bùth.

Mol LP/ED 3 Caisteal Leòdhais

Thathar a' moladh gum bi Caisteal Leòdhais air a thoirt air ais gu cleachdadh ann an dòigh sheasmhach, a' co-fhreagairt agus a' cumail ri dealbh agus coltas an togalaich a tha air liosta Gnè A. Gabhar ri diofar chleachdaidhean a bheir taic do thurasachd corporra, cur-seachad, dualchas agus stèidhichte air tachartasan.

Mol LP/ED 4 Seann Stèisean nam Busaichean

Thathar a' moladh talamh aig an t-seann stèisean bhusaichean a leasachadh. Tha cleachdaidhean iomchaidh a' gabhail a-steach malairt, reic (taobh Sràid Chrombail) agus taigheadas, le ùmhlachd do gach slat-tomhais a leanas:

- gum bi an t-ùghdarras dealbhaidh air beachdachadh air planaichean iomlan airson leasachadh air an làrach gu lèir, a' sealltainn càit am bi na diofar chleachdaidhean, mus bi ceadan sam bith air an toirt seachad;
- cho fad 's a ghabhas, gum bi seallaidhean den Ghearraidh Chruaidh bhon bhaile air an cumail;
- gum bi an neach-leasachaidh a' coinneachadh ri cosgaisean bun-structair sam bith nach bu chòir a bhith aig ùghdarrasan ri ghiùlan;
- gum bi feumalachdan obrach port agus cala sam bith air an gabhail a-staigh;
- gum bi an leasachadh a chaidh a mholadh a' dol tro Measadh Cunnart bho Thuil freagarrach (air a dhèanamh leis an neach-leasachaidh).

Taobh a-muigh Sgìre Steòrnabhaigh

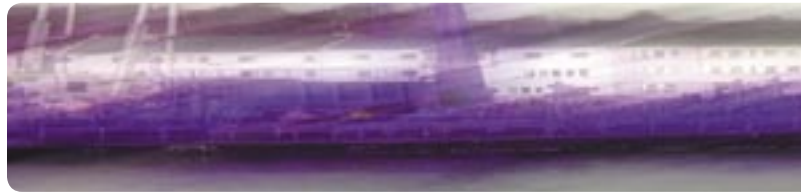
Mol LP/ED 5 Àirinis

Tha fearann aig Àirinis air ainmeachadh mar làrach airson leasachaidhean gnìomhachais agus gnothachais ro-innleachdail. Bidh leasachadh ceum air cheum air an àite, a' gabhail a-staigh leasachadh na Cala an Iar thar ùine nas fhaide, air a stiùireadh mar a bhios iomchaidh le toraidhean bho rannsachaidhean agus mion-fhiosrachadh com-pàirteachais

Mol LP/ED 6 Port-adhair Steòrnabhaigh

Ann a bhith a' measadh leasachadh molaidhean ann agus timcheall air Port-adhair Steòrnabhaigh bidh aire air a thoirt do na leanas:

- gur e clasaichean 4, 5 & 6 na dòighean cleachdaidh as fheàrr airson an t-seann stòr-cogaidh;
- gum bu chòir an ceàrn timcheall air hangar Gaydon a ghleidheadh airson seirbheisean teasairginn agus obair co-cheangailte ri plèanaichean;
- gur e clasaichean 2, 4, 6, 7, 10 & 11 na dòighean cleachdaidh as fheàrr airson fearann timcheall air seann Oifis na Side, an t-ionad-stiùiridh, bothain Nissan agus am bloc còmhnaidh agus cur-seachad;
- gun tèid beachdachadh air taigheadas far a bheil e a' co-fhreagairt nam bailtean a tha ann agus a' toirt spèis do phàtran an leasachaidh a tha ann;
- nach bi reic air a cheadachadh ach mar thaic do chleachdaidhean eile;
- riatanasan dìona an dròm-adhair.



Outwith Greater Stornoway

Prop LP/ED 7 Creed Enterprise Park

The Creed Enterprise Park is identified as a location for business and industrial uses (classes 4 - 6).

It is proposed to set aside land for the development of a waste management centre as shown on the Proposals Map.

Further development within the site will be assessed against the following considerations:

- a) relationship to neighbouring plots/uses/buildings. A high quality of development in terms of specific use and appearance will be particularly sought at the entrance plots;
- b) detailed placement of building in relation to associated storage and external spaces, especially along key road frontages. Untidy storage activities should be located to the rear of the building and/or screened;
- c) quality of the scale, form, materials, colour and appearance;
- d) access and parking requirements;
- e) boundary enclosures and landscaping treatments;
- f) infrastructure requirements.

Early pre application discussion is strongly recommended with the planning authority and related agencies.

Prop LP/ED 8 Business Sites

In addition to the sites listed in Structure Plan policy ED1, the following sites have been identified for a range of business/ industrial purposes:

- a) Kirkibost, Bernera, Lewis.
- b) Land at Brevig harbour, Lewis.
- c) Drinishader old school, Harris.
- d) Land at Scalpay bridge, Harris.
- e) Kallin, Grimsay, North Uist.
- f) Daliburgh, South Uist.
- g) Ardveenish Pier, Barra.
- h) Vatersay Causeway, Barra.

Prop LP/ED 9 Regeneration Sites

The following sites have been identified for regeneration:

- a) former pharmaceutical factory, Breasclate.
- b) former fish processing factory, Scalpay.
- c) former Lochmaddy Hospital.
- d) former NAAFI, Balivanich – preferred uses are retail, commercial or community.
- e) East Camp, Balivanich.

Taobh a-muigh Sgìre Steòrnabhaigh

Mol LP/ED 7 Pàirc Gnothachais a' Ghrìd

Tha làrach Pàirc Gnothachais a' Ghrìd air ainmeachadh mar àite airson cleachdaidhean gnothachais agus gnìomhachais (clasaichean 4-6).

Thathar a' moladh fearann a chur a thaobh airson leasachadh air ionad rianachd sgudail mar a tha air a shealltainn air a' Mhapa Mholaidhean.

Bidh leasachadh eile taobh a-staigh an làraich air a mheasadh ri na nithean a leanas:

- gum bi ceangal aca ri pìosan talmhainn/cleachdaidhean/togalaichean rin taobh. Bithear a' sùileachadh gum bi càileachd an leasachaidh àrd a thaobh cleachdaidh agus coltais sònraichte air an talamh air an t-slighe a-steach;
- gum bi togalaichean air an suidheachadh gu cùramach a thaobh stòraidh agus àiteachan co-cheangailte riutha air taobh a-muigh nan togalach, gu sònraichte ris a' phrìomh rathad. Bu chòir obair stòraidh mì-sgiobalta a bhith air cùl an togalaich agus/no falaichte le sgrion.
- càileachd sgèile, cruth, stuthan, dath agus coltais;
- riatanasan cothruim agus pàircidh;
- pàircean crìche agus leasachaidhean dealbhadh-tìre;
- riatanasan bun-structair.

Thathar a' moladh gu mòr còmhraidh ris an ùghdarras dealbhaidh agus buidhnean co-cheangailte ris tràth ron iarrtas.

Mol LP/ED 8 Làraichean Gnothachais

A thuilleadh air na làraichean a tha air an ainmeachadh ann am poileasaidh ED1 sa Phlana Structarail, tha na làraichean a leanas air an comharrachadh airson diofar adhbharan gnothachais/gnìomhachais:

- Circebost, Beàrnaraigh, Leòdhas.
- Talamh aig cala Bhrèibhig, Leòdhas.
- Seann Sgoil Dhrinisaidar, Na Hearadh.
- Talamh aig drochaid Sgalpaigh, Na Hearadh.
- Na Ceallan, Griomasaigh, Uibhist a Tuath.
- Dalabrog, Uibhist a Deas.
- Cidhe Àird Mhèanaich, Barraigh.
- Caolas Bhatarsaigh, Barraigh.

Mol LP/ED 9 Làraichean Ath-bheothachaidh

Tha na làraichean a leanas air an ainmeachadh airson ath-bheothachadh:

- seann factaraidh stuthan-leigheis, Breascleit.
- seann factaraidh giollachd èisg, Sgalpaigh.
- seann Ospadal Loch nam Madadh.
- seann NAAFI, Baile a' Mhanaich – 's e cleachdaidhean reic, malairt no coimhearsnachd as fheàrr.
- Camp an Ear, Baile a' Mhanaich.



Outwith Greater Stornoway

Prop LP/ED 10 Tourism Sites

The following locations have been identified for the development of tourist facilities:

- a) Harris Tweed Interpretive Centre, Tarbert.
- b) Caravan and camping site, Horgabost, Harris.
- c) Caravan and camping site, Ardrol, Lewis.

Prop LP/ED 11 Piers and Harbours

It is proposed to develop the following:

- a) Lochmaddy Pier – development to extend berthing and fishing facilities subject to the outcome of technical investigations.
- b) Leverburgh, Harris – construction of breakwater and provision of pontoons and on shore parking.
- c) Kallin, Grimsay - construction of breakwater and improved access with provision of new ice plant.
- d) Acarsaid, Eriskay - provision of new pontoons and parking.

Taobh a-muigh Sgìre Steòrnabhagh

Mol LP/ED 10 Làraichean Turasachd

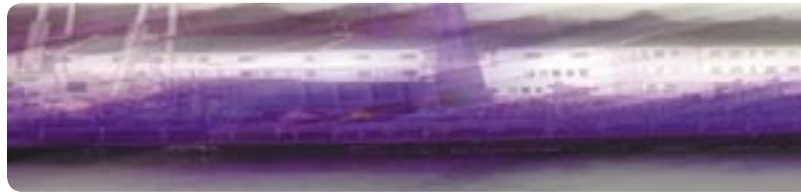
Tha na h-àiteachan a leanas air an ainmeachadh airson leasachadh goireasan luchd-turais:

- Ionad Foillseachaidh a' Chlò Hearach, An Tairbeart.
- Làrach carabhan agus campachaidh, Horgabost, Na Hearadh.
- Làrach carabhan agus campachaidh, Eadar Dhà Fhadhail, Leòdhas.

Mol LP/ED 11 Cidheachan agus Calaidhean

Thathar air moladh na leanas a leasachadh:

- Cidhe Loch nam Madadh – leasachadh gus goireasan acrachaidh agus iasgaich a leudachadh le ùmhlachd do thoradh bho rannsachaidhean teicneòlais.
- An t-Òb, Na Hearadh – togail balla-fasgaidh agus ullachadh pontùnan agus pàirceadh air tìr.
- Na Ceallan, Griomasaidh – togail balla-fasgaidh agus slighe nas fheàrr le uidheam-deighe ùr.
- Acarsaid, Èirisgeigh - pontùnan ùra agus pàirceadh.



Housing, Community & Leisure Facilities

Greater Stornoway

Prop LP/HCL 1 Housing Sites in Greater Stornoway

In Greater Stornoway, the following sites are identified for housing development:

- a) Former Macrae Hostel site - 100% affordable housing (specifically social rented).
- b) Former Gibson Hostel site - 100% affordable housing (specifically social rented).
- c) Former Haldane Hostel site, Church Street - mix to include a minimum of 50% affordable housing.
- d) Constable Rd, Plasterfield - general housing.
- e) Allt na Broige, Marybank (South) - serviced plots.
- f) Allt na Broige, Marybank (North) – general housing.
- g) Labost Lane - serviced plots, subject to a satisfactory Flood Risk Assessment (carried out by developer).

Prop LP/HCL 2 Dormitory Site, Marybank

It is proposed that the Dormitory Site, Marybank be developed for housing, subject to all of the following criteria:

- a) plans for development of the site as a whole are considered by the planning authority prior to any consents being granted;
- b) the development should contain a mix of tenures including the provision of affordable housing (25% minimum);
- c) the development should be predominantly low density although some flatted or higher density will be acceptable in and around the dormitory building;
- d) the development will have open space provision to the satisfaction of the planning authority;
- e) the developer will meet any infrastructure costs which authorities could not be reasonably expected to bear;
- f) road access and traffic impacts are to the satisfaction of the planning authority.

Prop LP/HCL 3 Bayhead Estuary

The infill and development of the Bayhead estuary will be considered. Acceptable uses include commercial (excluding use classes 5 & 6), community or public facilities and housing as well as an element of public car parking. Any proposals will require to meet all the following criteria:

- a) the river is appropriately incorporated into the development as a positive water feature;
- b) access provision, particularly pedestrian, is allowed for across the estuary to the Castle grounds at the southern end of the site;
- c) sympathetic relationship to the adjacent A listed sea walls and their appropriate repair;
- d) account is taken of the neighbouring Outstanding Conservation Area and any Conservation Area Management Plan or related policies;
- e) building heights are appropriate to the surrounding buildings;
- f) some open views of the Castle Grounds from the town are retained;
- g) an element of public realm work is incorporated into the site layout;
- h) a satisfactory Flood Risk Assessment and hydrological study (carried out by developer).

The developer will be expected to demonstrate the agreement of Stornoway Port Authority and Stornoway Trust has been obtained.

Prop LP/HCL 4 Bridge Centre Site, Bayhead

It is proposed that the Bridge Centre site, Bayhead be used for community, housing or leisure purposes. Development will need to satisfactorily deal with any potential contamination from previous uses.

Taigheadas, Goireasan Coimhearsnachd & Cur-seachad

Sgìre Steòrnabhaigh

Mol LP/HCL 1 Làraichean Taigheadais ann an Sgìre Steòrnabhaigh

Ann an Sgìre Steòrnabhaigh, tha na làraich a leanas air an ainmeachadh airson leasachadh taigheadais:

- Seann Làrach Osdail MhicRath - 100% taigheadas saor (gu sònraichte air mhàl sòisealta).
- Seann Làrach Osdail Gibson - 100% taigheadas saor (gu sònraichte air mhàl sòisealta).
- Seann Làrach Osdail Haldane, Sràid na h-Eaglaise – measgachadh a' gabhail a-steach 50% aig a' char as lugha de thaigheadas saor.
- Rathad a' Chonastabail, Plasterfield - taigheadas coitcheann.
- Allt na Bròige, Marybank (Deas) – pìosan talmhainn ullaichte.
- Allt na Bròige, Marybank (Tuath) – taigheadas coitcheann.
- Lanaig Làboist – pìosan talmhainn ullaichte, le ùmhlachd do Mheasadh Cunnart bho Thuil iomchaidh (air a dhèanamh leis an neach-leasachaidh).

Mol LP/HCL 2 Làrach an Dormitory, Marybank

Thathar a' moladh Làrach an Dormitory, Marybank a leasachadh airson taigheadais, le ùmhlachd do gach slat-tomhais a leanas:

- gum bi an t-ùghdarras dealbhaidh air beachdachadh air planaichean iomlan airson leasachadh air an làrach gu lèir mus bi ceadan sam bith air an toirt seachad;
- gum bi measgachadh gabhaltais san leasachadh a' gabhail a-staigh taigheadas saor (25% aig a' char as lugha);
- gum bu chòir a' chuid as motha den leasachadh a bhith de dhùmhlachd ìosal ged a thèid gabhail ri beagan flataichean no dhùmhlachd nas àirde anns an dormitory agus timcheall air;
- gum bi àiteachan fosgailte anns an leasachadh leis am bi an ùghdarras dealbhaidh riarachta;
- gum bi an neach-leasachaidh a' coinneachadh ri cosgaisean bun-structair sam bith nach bu chòir a bhith aig ùghdarrasan ri ghiùlan;
- gum bi buaidhean cothrom rathaid agus trafaig leis am bi an ùghdarras dealbhaidh riarachta.

Mol LP/HCL 3 Beul na h-Aibhne, Ceann a' Bhàigh

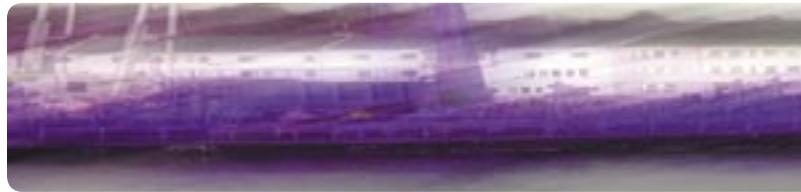
Thèid beachdachadh air lionadh a-steach agus leasachadh beul na h-aibhne aig Ceann a' Bhàigh. Tha cleachdaidhean iomchaidh a' gabhail a-steach malairt (ach chan eil clasaichean cleachdaidh 5 & 6), goireasan coimhearsnachd no poblach agus taigheadas còmhla ri tomhas de phàirceadh chàraichean poblach. Feumaidh molaidhean sam bith coinneachadh ri gach slat-thomhais a leanas:

- gu bheil an abhainn air a filleadh a-steach gu h-iomchaidh don leasachadh mar fheart uisge deimhinneach;
- gu bheil slighe, gu sònraichte do choisichean, air a ghabhail a-steach thar beul na h-aibhne dhan Ghearraidh Chruaidh aig ceann a deas an làraich;
- gum bi ceangal freagarrach ri ballachan-dìona na mara a tha air liosta A agus an càradh mar a bhios iomchaidh;
- gu bheil aire air a thoirt don t-Sàr Àrainn Glèidhteachais agus do Phlana Rianachd Àrainn Glèidhteachais sam bith no poileasaidhean co-cheangailte riutha;
- gu bheil àirde thogalaichean a' co-fhreagairt nan togalach mun cuairt;
- gum bi seallaidhean den Ghearraidh Chruaidh bhon bhaile air an cumail;
- gum bi tomhas de dh'obair bhon raon phoblach air fhilleadh a-steach do chruth an làraich;
- Measadh Cunnart bho Thuil freagarrach agus rannsachadh uisgeachaidh (air a dhèanamh leis an neach-leasachaidh).

Bithear a' sùileachadh gun seall an neach-leasachaidh gu bheil aonta air a thighinn bho Ùghdarras Cala Steòrnabhaigh agus Urras Steòrnabhaigh.

Mol LP/HCL 4 Làrach Ionad na Drochaid, Ceann a' Bhàigh

Thathar a' moladh gum bi làrach Ionad na Drochaid, Ceann a' Bhàigh air a chleachdadh airson adhbharan coimhearsnachd, taigheadais no cur-seachad. Feumaidh leasachadh dèiligeadh gu h-iomchaidh ri truaillleadh sam bith a dh'fhaodadh a bhith air fhàgail bho dhòighean-cleachdaidh roimhe.



Greater Stornoway

Prop LP/HCL 5 The Nicolson Institute

It is proposed to redevelop secondary school provision at The Nicolson Institute.

Outwith Greater Stornoway

Prop LP/HCL 6 Housing Sites outwith Greater Stornoway

Outwith Greater Stornoway it is proposed that the following sites will be developed for housing:

- a) Gearraidh Guirm, Coll – 100% affordable housing.
- b) An Glib, Garrabost – 100% affordable housing.
- c) Milking Hill, Tong – general housing.
- d) Tong Road, Tong – general housing.
- e) adjacent to Stornoway Airport – general housing (see Prop LP/ED 6).
- f) Bayble – 100% affordable housing.
- g) former Leurbost School, Lewis – serviced plots.
- h) Bunavoneader, Harris – serviced plots.
- i) land at Howmore, South Uist, west of A875 – general housing.
- j) former School, Garrynamonie, South Uist – serviced plots.
- k) Eoligarry, Barra – affordable housing.

It is proposed to identify land for additional housing in Tarbert, Harris. Some associated housing may be considered on the East Loch Regeneration site, Tarbert subject to business activity remaining as the major site use (see Structure Plan policy ED1).

Prop LP/HCL 7 Schools Provision

It is proposed to:

- a) develop a new Community School at Bayble, Lewis.
- b) identify land and develop a new Community School at Barvas, Lewis.
- c) identify land and develop a new Primary School at Balivanich, Benbecula.
- d) undertake a phased redevelopment of the Sir E Scott Secondary School, Tarbert.

Prop LP/HCL 8 Community Facilities

It is proposed to develop community facilities at the following locations:

- a) Barvas, Lewis – extension to existing Community Hall.
- b) Clan McQuarrie, Borve, Lewis – new Community Hall.
- c) Uig, Lewis – upgrade existing Community Hall.
- d) Aird, Point, Lewis – upgrade existing Community Hall.
- e) Ballalan, Lewis – upgrade existing Community Hall.
- f) Carinish, North Uist – extension to existing Community Hall.
- g) Balivanich, Benbecula – new Community Hall.
- h) Back old School, Lewis – general community uses.
- i) Carloway, Lewis – day care unit.
- j) Daliburgh, South Uist – new residential care unit.

Sgìre Steòrnabhaigh

Mol LP/HCL 5 Sgoil MhicNeacail

Thathar a' moladh togalaichean na h-àrd-sgoile ath-leasachadh aig Sgoil MhicNeacail.

Taobh a-muigh Sgìre Steòrnabhaigh

Mol LP/HCL 6 Làraich Taigheadais taobh a-muigh Sgìre Steòrnabhaigh

Taobh a-muigh Sgìre Steòrnabhaigh thathar a' moladh na làraich a leanas an leasachadh airson taigheadais:

- Gearraidh Guirm, Col – 100% taigheadas saor.
- An Glib, Garrabost – 100% taigheadas saor.
- Cnoc a' Bhleoghainn, Àird Thunga – taigheadas coitcheann.
- Rathad Àird Thunga – taigheadas coitcheann.
- ri taobh Port-adhair Steòrnabhaigh – taigheadas coitcheann (faic Mol LP/ED 6).
- Pabail – 100% taigheadas saor.
- seann Sgoil Liùrbost, Leòdhas – pìosan talmhainn ullaichte.
- Bun Abhainn Eadarra, Na Hearadh – pìosan talmhainn ullaichte.
- talamh aig Tobha Mòr, Uibhist a Deas, an iar air an A875 – taigheadas coitcheann.
- seann Sgoil Ghearraidh na Mònadh, Uibhist a Deas – pìosan talmhainn ullaichte.
- Eòlaigearraidh, Barraigh – taigheadas saor.

Thathar a' moladh talamh a chomharrachadh airson taigheadas a bharrachd ann an Tairbeart na Hearadh. Dh'fhaodadh gun tèid beachdachadh air beagan taigheadais co-cheangailte ris air làrach Ath-bheothachadh Loch an Ear, An Tairbeart ma bhios obair gnothachais air fhàgail mar a' phrìomh chleachdadh air an làrach (faic foileasaidh ED1 sa Phlana Structarail).

Mol LP/HCL 7 Ullachadh do Sgoiltean

Thathar a' moladh:

- Sgoil Choimhearsnachd ùr a thogail ann am Pabail, Leòdhas.
- talamh a chomharrachadh agus Sgoil Choimhearsnachd ùr a thogail ann am Barabhas, Leòdhas.
- talamh a chomharrachadh agus Bun-sgoil ùr a thogail am Baile a' Mhanaich, Beinn na Faoghla.
- ath-leasachadh mean air mhean a dhèanamh air Àrd-sgoil Sir E Scott, an Tairbeart.

Mol LP/HCL 8 Goireasan Coimhearsnachd

Thathar a' moladh goireasan coimhearsnachd a leasachadh anns na h-àiteachan a leanas:

- Barabhas, Leòdhas – leudachadh air an Talla Choimhearsnachd a tha ann.
- Clan McQuarrie, Borgh, Leòdhas – Talla Choimhearsnachd ùr.
- Uig, Leòdhas – ùrachadh an Talla Choimhearsnachd a tha ann.
- An Àird, an Rubha, Leòdhas – ùrachadh an Talla Choimhearsnachd a tha ann.
- Baile Ailein, Leòdhas – ùrachadh an Talla Choimhearsnachd a tha ann.
- Càirinis, Uibhist a Tuath – leudachadh an Talla Choimhearsnachd a tha ann.
- Baile a' Mhanaich, Beinn na Faoghla – Talla Choimhearsnachd ùr.
- Seann Sgoil a' Bhac, Leòdhas – cleachdaidhean coimhearsnachd coitcheann.
- Càrlabhaigh, Leòdhas – aonad cùram latha.
- Dalabrog, Uibhist a Deas – aonad cùram còmhnaidheach ùr.



Transportation

Greater Stornoway

Prop LP/Trans 1 Local Traffic Improvements

The following key local traffic management schemes are proposed:

- a) improvements to traffic flows at Manor roundabout and Laxdale bridge, taking into account the listed status of the bridge.
- b) identification of an area for long stay parking provision within easy walking distance of the town centre.
- c) evaluation of traffic management around Quay Street and Point Street.

Outwith Greater Stornoway

Prop LP/Trans 2 Spinal Route

It is proposed to upgrade the spinal route at the following locations:

- a) Port of Ness, Lewis (A857).
- b) Luskentyre/Stockinish junction, Harris (A859).
- c) Clachan – Carinish, North Uist (A867).
- d) Sniseabhal – Howbeg, South Uist (A865).
- e) Daliburgh, South Uist (A865).

Prop LP/Trans 3 Barra Airstrip

It is proposed to identify land for the development of a new airstrip for Barra.

Còmhdhail

Sgìre Steòrnabhaigh

Mol LP/Trans 1 Leasachaidhean Trafaig Ionadail

Tha na prìomh sgeamaichean rianachd trafaig ionadail a leanas air am moladh:

- leasachaidhean ri ruith trafaig aig cearcall-rathaid Manor agus drochaid Lacasdail, a' toirt aire do inbhe liostaichte na drochaid.
- comharrachadh àite airson pàirceadh airson ùine fhada far am bi e furasta coiseachd gu meadhan a' bhaile.
- measadh air rianachd trafaig timcheall air Sràid a' Chidhe agus Sràid an Rubha.

Taobh a-muigh Sgìre Steòrnabhaigh

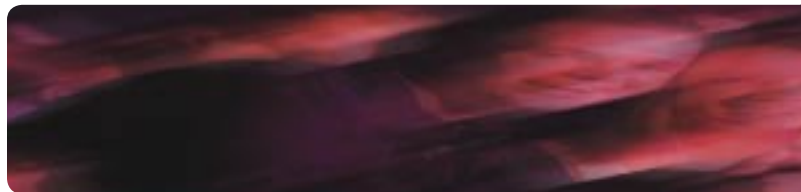
Mol LP/Trans 2 Prìomh Shlighe

Thathar a' moladh an slighe cnàimh-droma ùrachadh anns na h-àiteachan a leanas:

- Port Nis, Leòdhas (A857).
- ceangal-rathad Losgaintir/Stocainis, Na Hearadh (A859).
- Clachan – Càirinis, Uibhist a Tuath (A867).
- Snaoiseabhal – Tobha Beag, Uibhist a Deas (A865).
- Dalabrog, Uibhist a Deas (A865).

Mol LP/Trans 3 Port-adhair Bharraigh

Thathar a' moladh talamh a chomharrachadh airson port-adhair ùr do Bharraigh.



Implementation

To be effective the Local Plan policies and proposals must be relevant, realistic and capable of implementation. Ultimately successful implementation depends on the actions and resources both of the Comhairle and a variety of other public, private and voluntary sector bodies as well as individuals. The Plan seeks to influence development and investment decisions and appropriately integrate with the strategies of other agencies.

The Comhairle has an important implementation role. Various departments are responsible for providing a number of services and facilities on the ground including transportation, economic development, education and leisure. The planning function helps deliver the land use element of these activities. In exercising its development control function, the Comhairle will use the Local Plan and the Structure Plan together with any other material considerations to determine planning applications.

In addition to directly implementing aspects of the Plan itself, the Comhairle will work in partnership with other bodies and the community to pursue the Plans objectives.

Implementation will significantly rely on the activities of other public agencies, such as the Enterprise Companies, Scottish Water and Communities Scotland. Noting funding constraints, it is important that the public agencies, including the Comhairle, work closely to maximise use of resources and their impact for the benefit of the Western Isles.

The private and voluntary sectors, including the expanding social enterprise sector, also have an important implementation role. It should be noted that Local Plan and other relevant policy support is often important in helping assemble successful funding bids.

Monitoring and Review

The Comhairle has a statutory duty to maintain an up to date and relevant plan for its area. Accordingly, the Local Plan will be monitored taking into account national guidance and the Structure Plan. This will allow assessment of how successfully the policies are being achieved, whether they in fact remain valid or need to respond to any changed circumstances.

National guidance recommends that the Local Plan should be reviewed within a 5 year cycle. If it is found the Plan is no longer relevant, it will be subsequently altered or, in the case of fundamental changes, replaced. With a view to modernising and improving the planning system, future legislation changes are anticipated. This is likely to have implications for the preparation and review of Local and Structure Plans.

Buileachadh

Ma tha poileasaidhean agus molaidhean a' Phlana Ionadail gu bhith èifeachdach feumaidh iad a bhith iomchaidh, ciallach agus comasach am buileachadh. Aig a' cheann thall tha buileachadh soirbheachail an crochadh air gnìomhan agus stòrasan na Comhairle agus diofar bhuidhnean sna roinnean poblach, prìobhaideach agus saor-thoileach còmhla ri daoine fa leth. Tha am Plana ag iarraidh buaidh a thoirt air co-dhùnaidhean leasachaidh agus cur an seilbh agus ceangal iomchaidh a bhith aige ri ro-innleachdan bhuidhnean eile.

Tha dleastanas buileachaidh cudromach aig a' Chomhairle. Tha uallach air diofar roinnean airson nan diofar sheirbheisean agus ghoireasan aca fhèin ullachadh a' gabhail a-staigh còmhaidh, leasachadh eaconamach, foghlam agus cur-seachad. Tha an dleastanas dealbhaidh a' cuideachadh a' libhrigeadh eileamaid cleachdadh fearainn nan gnìomhan sin. Ann a bhith a' coileanadh a ghnìomh smachd leasachaidh, bidh a' Chomhairle a' cleachdadh a' Phlana Ionadail agus a' Phlana Structarail còmhla ri nithean cudromach sam bith eile gus tighinn gu co-dhùnadh mu iarrtasan dealbhaidh.

A thuilleadh air buileachadh dìreach air pàirtean den Phlana fhèin, bidh a' Chomhairle ag obair còmhla ri buidhnean eile agus a' choimhearsnachd gus amasan nam Planaichean a leantainn.

Bidh buileachadh gu mòr an urra ri gnìomhan bhuidhnean poblach eile, mar na Companaidhean Iomairt, Uisge na h-Alba agus Coimhearsnachdan Alba. A' toirt aire do chuingeadan maoineachaidh, tha e cudromach gum bi na buidhnean poblach, a' gabhail a-staigh a' Chomhairle, a' co-obrachadh gus cleachdadh stòrais agus a' bhuidhnean aca a mheudachadh gu buannachd nan Eilean Siar.

Tha pàirt buileachaidh cudromach cuideachd aig na roinnean prìobhaideach agus saor-thoileach, a' gabhail a-staigh na roinn iomairt sòisealta a tha a' leudachadh. Bu chòir aire a thoirt gu bheil taic bho Phlana Ionadail agus poileasaidh buntainneach eile gu tric cudromach gus cuideachadh a' cur ri chèile tairgsean maoineachaidh soirbheachail.

Sgrùdadh agus Ath-bhreithneachadh

Tha dleastanas reachdail aig a' Chomhairle a bhith a' cumail plana nua-aimsireil agus iomchaidh airson na roinne aige. Mar sin, bithear a' cumail sùil air a' Phlana le aire do stiùireadh nàiseanta agus don Phlana Structarail. Bheir seo cothrom air measadh dè cho math 's a tha na poileasaidhean air an coileanadh, a bheil iad fhathast freagarrach no a bheil còir aca dèiligeadh ri suidheachaidhean sam bith a tha air atharrachadh.

Tha stiùireadh nàiseanta a' moladh gum bu chòir am Plana Ionadail a bhith air ath-sgrùdadh taobh a-staigh gach 5 bliadhna. Ma gheibhear a-mach nach eil am Plana freagarrach a-nis, bidh e air atharrachadh no, a thaobh atharrachaidhean bunaiteach, Plana ùr air a dhèanamh. Le sùil ri bhith ag ùrachadh agus a' leasachadh an t-siostam dealbhaidh, bidh dùil ri atharrachaidhean reachdais san àm ri teachd. Bidh seo buailteach buaidh a thoirt air ullachadh agus ath-bhreithneachadh Planaichean Ionadail agus Structarail.



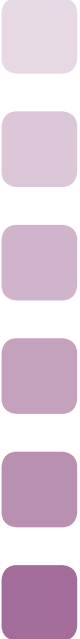
Appendix 1: Local Plan Responses to Issues Highlighted in Structure Plan

Structure Plan Reference	Local Plan Response
<p>SC5 Social Inclusion and Equal Opportunities Take account of findings of Community Appraisals or community development plans.</p>	Development of the local plan has drawn from a variety of sources including Community Appraisals.
<p>DM1 Location of Development Identify development opportunity sites within settlements – show settlements and address scope for their future development.</p>	The Proposals Map shows sites for housing and business development and indicates search areas for housing in and around the greater Stornoway settlement.
<p>DM2 Remote and Peripheral Areas Identify such areas.</p>	Proposals Map shows IAAO areas.
<p>DM3 Regeneration Areas Further policy guidance for regeneration areas.</p>	Detailed guidance is provided through a range of the policies and opportunities for development are shown on the Proposals Map.
<p>DM4 Re-use of Brownfield Land & Vacant Buildings Identify significant parcels of land.</p>	Sites identified and the contaminated land register which will be cross-referenced to the local plan Proposals Map.
<p>DM5 Availability of Supporting Infrastructure Identify areas where infrastructure constraints may impact upon development and ways in which such constraints can be overcome.</p>	The Proposals Map shows areas of wastewater constraint and areas of priority for wastewater system upgrade.
<p>DM8 Flooding Identify areas at risk from flooding.</p>	Policy LP/DM4 defines such areas.
<p>RM3 Safeguarding Locally Important Agricultural Land Identify locally important agricultural land.</p>	The Proposals Map shows areas defined as 4.1 under the Macaulay Land Use Classification.
<p>RM4 Peat Extraction Identify areas considered suitable for peat extraction.</p>	This policy applies only to commercial peat extraction. Individual applications will be considered on their merits.
<p>RM7 Coastal Erosion Identify specific areas at risk from erosion requiring specific considerations.</p>	Areas will in the future be identified in line with advice from SEPA, SNH and Technical Services Department. Awaiting further information.
<p>RM12 Conservation Areas Consider specific policy and practical measures to safeguard and enhance the character of designated Conservation Areas and identify other areas that merit designation.</p>	Addressed in policy LP/RM1.
<p>ED1 Sites for Business Development Identify sites in each Sustainable Community Area (SCA).</p>	The Proposals Map shows sites identified in the Structure Plan and in proposals Prop LP/ED 1 - 8. Some SCAs have no specific site as they are influenced by a greater extent by their proximity to Stornoway.
<p>ED2 Development of Alternative and Renewable Energy Resources Identify potentially suitable sites, including provision of surrounding safeguard or exclusion areas.</p>	Since the Structure Plan, the Comhairle has approved a separate guidance paper and major wind farm applications have been submitted for determination by the Scottish Executive. Policy LP/ED3 addresses safeguard areas.



Pàipear-taice 1: Freagairt A' Phlana Ionadail Do Chùisean Air An Sònrachadh Sa Phlana Structarail

Fiosrachadh Bhon Phlana Structarail	Freagairt A' Phlana Ionadail
<p>SC5 In-ghabhail Sòisealta agus Co-ionannachd Chothroman A' toirt aire do cho-dhùnaidhean Measaidhean Coimhearsnachd no planaichean leasachadh coimhearsnachd.</p>	<p>Tha leasachadh a' Phlana Ionadail air a thoirt à diofar àiteachan a' gabhail a-staigh Measaidhean Coimhearsnachd.</p>
<p>DM1 Làrach an Leasachaidh Comharrachadh làraich le cothrom leasachaidh taobh a-staigh bhailtean – sealltainn bhailtean agus a' coimhead ris a' chomas air an leasachadh san àm ri teachd.</p>	<p>Tha am Mapa Mholaidhean a' sealltainn làraich airson leasachadh taigheadais agus gnothachais agus a' comharrachadh an àiteachan ris a bheilear a' coimhead airson taigheadais ann an tuineachadh Sgìre Steòrnabhaigh agus mun cuairt.</p>
<p>DM2 Ceàrnaidhean Iomall 's aig an Oir Comharrachadh ceàrnaidhean mar sin.</p>	<p>Mapa mholaidhean a' sealltainn ceàrnaidhean IAAO.</p>
<p>DM3 Ceàrnaidhean Ath-bheothachaidh Stiùireadh poileasaidh a bharrachd do cheàrnaidhean ath-bheothachaidh.</p>	<p>Tha stiùireadh mionaideach air a thoirt tro chuid de na poileasaidhean agus tha cothroman airson leasachaidh air an sealltainn air a' Mhapa Mholaidhean.</p>
<p>DM4 Ath-chleachdadh Fearann Raon-donn & Togalaichean Falamh Comharrachadh pìosan fearainn mòra.</p>	<p>Làraich a chaidh an comharrachadh agus an clàr fearann truailte a bhios a' dèanamh tar-iomradh air Mapa Mholaidhean a' Phlana Ionadail.</p>
<p>DM5 Cothrom air Bun-structair Taice Comharrachadh ceàrnaidhean far am faod cuingeadan bun-structair bualadh air leasachadh agus dòighean air am faighear thairis air cuingeadan mar sin.</p>	<p>Tha am Mapa Mholaidhean a' sealltainn ceàrnaidhean le cuingeadan uisge-caithte agus ceàrnaidhean le prìomhachas airson leasachadh siostam uisge-caithte.</p>
<p>DM8 Tuileachadh Comharrachadh ceàrnaidhean ann an cunnart bho thuileachadh.</p>	<p>Tha poileasaidh LP/DM4 a' mìneachadh ceàrnaidhean mar sin.</p>
<p>RM3 Dion fearann àiteachais le cudrom ionadail Comharrachadh fearann àiteachais le cudrom ionadail.</p>	<p>Tha am Mapa Mholaidhean a' sealltainn ceàrnaidhean air am mìneachadh mar 4.1 fo Rangachadh MhìcAmhlaigh airson Cleachdadh Fearainn.</p>
<p>RM4 Buain Mhònach Comharrachadh ceàrnaidhean a tha air am meas freagarrach airson buain mhònach.</p>	<p>Tha am poileasaidh seo a' buntainn a-mhàin ri buain mhònach airson malairt. Bithear a' beachdachadh air iarrtasan fa leth air an luach.</p>
<p>RM7 Bleith-thalmhainn air an Oir Comharrachadh ceàrnaidhean sònraichte ann an cunnart bho bhleith-thalmhainn a dh'fheumas beachdachadh sònraichte.</p>	<p>Bidh ceàrnaidhean air an comharrachadh san àm ri teachd a rèir comhairle bho SEPA, SNH agus Roinn nan Seirbheisean Teicnigeach. A' feitheamh ri tuilleadh fiosrachaidh.</p>
<p>RM12 Àrainnean Glèidhteachais Beachdachadh air poileasaidh sònraichte agus ceuman practaigeach a nì dion agus leasachadh air feartan Àrainnean Glèidhteachais Sònraichte agus comharrachadh ceàrnaidhean eile a tha a' dèiligeadh ris.</p>	<p>Thathar a' dèiligeadh ris ann am poileasaidh LP/RM1.</p>
<p>ED1 Làraich airson Leasachadh Gnothachais Comharrachadh làraich anns gach Sgìre Coimhearsnachd Seasmhach.</p>	<p>Tha am Mapa Molaidhean a' sealltainn làraich a tha air an comharrachadh sa Phlana Structarail agus ann am molaidhean Mol LP/ED 1 - 8. Tha cuid de SCAs aig nach eil làrach sònraichte oir tha ire buaidh nas motha aig cho faisg 's a tha iad air Steòrnabhagh.</p>
<p>ED2 Leasachadh Stòrasan Cumhachd Eadar-dhealaichte agus Ath-nuadhachail Comharrachadh làraich a dh'fhaodadh a bhith freagarrach, a' gabhail a-staigh ceàrnaidhean dìona no às-dhùnaidh mun cuairt.</p>	<p>Bho chaidh am Plana Structarail ullachadh, tha a' Chomhairle air pàipear stiùiridh air leth aontachadh agus tha prìomh iarrtasan airson tuath-gaoithe air an cur airson co-dhùnadh bho Riaghaltas na h-Alba. Tha poileasaidh LP/ED3 a' dèiligeadh ri ceàrnaidhean dìona.</p>





Structure Plan Reference	Local Plan Response
<p>ED3 Oil and Gas Related Development Consider need and opportunities for defining suitable locations.</p>	Addressed in policy LP/STY4 & Prop LP/ED 5 (Arnish).
<p>ED5 Tourism Development Identify suitable sites.</p>	The Proposals Map shows sites identified in Prop LP/ED 10.
<p>ED6 Fisheries and Aquaculture Infrastructure Identify suitable sites for improvements to piers and harbours.</p>	The Proposals Map shows sites identified in Prop LP/ED 11.
<p>ED8 Mineral Working to Satisfy Island Needs Consider defining and safeguarding extensions to existing quarries.</p>	Appropriate sites will be shown on Proposals Map.
<p>ED10 Restoration and Re-use of Former Quarries Identify opportunities for re-use of former quarries.</p>	Appropriate sites will be shown on Proposals Map.
<p>ED11 Retail and Service Provision Develop a suite of policies and proposals for Stornoway Town Centre.</p>	Addressed in policy LP/STY4.
<p>ED13 Waste Management Facilities Identify suitable sites that deliver Best Practicable Environmental Option.</p>	The Proposals Map shows the major public waste sites identified in the Structure Plan and identifies a new proposed facility at Creed Enterprise Park. (Prop LP/ED 7).
<p>ED14 Neighbour Amenity Show exclusion areas.</p>	Further developed in policy LP/ED2.
<p>Proposal 2 – West of Uist Harbour Facilities Technical feasibility study.</p>	This does not form part of the current Comhairle strategy.
<p>HCL1 Location of Sites for Housing Identify a range of sites... appropriate to the particular Sustainable Community Area. Assess local requirements for special need housing. Needs within remote and peripheral areas. Show settlements and townships.</p>	<p>The Proposals Map shows sites identified in Prop LP/HCL 1, 2, 3 and 6.</p> <p>Special needs housing will be provided through the provision of <i>'liveability'</i> housing and through the Local Housing Strategy.</p> <p>Rural housing needs are being jointly considered by the Comhairle, Communities Scotland, Crofters Commission and others.</p> <p>The Proposals Map shows search areas for new housing in and around the greater Stornoway settlement.</p>
<p>HCL4 Provision of Community and Leisure Facilities Show suitable sites for the development of new neighbourhood centres.</p>	The Proposals Map shows sites identified in Prop LP/HCL 8.
<p>Proposal 3 Western Isles Way Identify off-road stretches suitable to form appropriate links.</p>	Not identified in the Local Plan. This will be assessed as part of any proposed Core Path Network.
<p>T1 Improving the Transport Infrastructure Identify and safeguard land (spinal route to double track – Stornoway – Tarbert and North Uist).</p>	The Proposals Map shows sites identified in Prop LP/Trans 2.



Pàipearan-Taice



Fiosrachadh Bhon Phlana Structarail

Freagairt A' Phlana Ionadail

ED3 Leasachadh Co-cheangailte ri Ola agus Gas
Beachdachadh air feum agus cothroman airson làraich freagarrach a shònrachadh.

Thathar a' dèiligeadh ris ann am poileasaidh LP/STY4 & Mol LP/ED 5 (Àirinis).

ED5 Leasachadh Turasachd
Comharrachadh làraich freagarrach.

Tha am Mapa Mholaidhean a' sealltainn làraich air an ainmeachadh ann am Mol LP/ED 10.

ED6 Bun-structair Iasgach agus Tuathanachas-uisge
Comharrachadh làraich freagarrach airson leasachaidhean ri cidheachan agus calaidhean.

Tha am mapa Mholaidhean a' sealltainn làraich air an ainmeachadh ann am Mol LP/ED 11.

ED8 Obair Mèinnearach gus Coinneachadh ri Feuman nan Eilean
Beachdachadh air sònrachadh agus dìon leudachaidhean ri cuaraidhean a tha ann.

Bidh làraich freagarrach air an sealltainn air Mapa Mholaidhean.

ED10 Ath-nuadhachadh agus Ath-chleachdadh Seann Chuaraidhean
Comharrachadh cothroman airson seann chuaraidhean ath-chleachdadh.

Bidh làraich freagarrach air an sealltainn air Mapa Mholaidhean.

ED11 Solar Reic agus Seirbheis
Cur ri chèile sreath phoileasaidhean agus mholaidhean airson Meadhan Baile Steòrnabhaigh.

Thathar a' dèiligeadh ris ann am poileasaidh LP/STY4.

ED13 Goireasan Rianachd Sgudail
Comharrachadh làraich freagarrach a tha a' libhrigeadh Roghainn Àrainneachdail So-dhèanta as Fheàrr.

The Mapa Mholaidhean a' sealltainn nam prìomh làraich sgudail poblach air an ainmeachadh anns a' Phlana Structarail agus a' comharrachadh goireas ùr a chaidh a mholadh aig Pàirc Gnothachais a' Ghrid. (Mol LP/ED 7).

ED14 Goireas-taitneis Nàbachd
Sealltainn ceàrnaidhean air an dùnadh a-mach.

Air a leudachadh ann am poileasaidh LP/ED2.

Moladh 2 - Goireasan Cala Taobh Siar Uibhist
Sgrùdadh ion-dhèantachd teicnigeach.

Chan eil seo na phàirt den ro-innleachd a tha aig a' Chomhairle an-dràsta.

HCL1 Suidheachadh Làraich airson Taigheadais
Comharrachadh diofar làraich freagarrach airson na Sgìre Coimhearsnachd Sheasmhach shònraichte.

Measadh feumalachdan ionadail airson taigheadas airson feuman sònraichte.

Feuman ann an ceàrnaidhean iomallach agus aig an oir.

Sealltainn tuineachaidhean agus bailtean.

Tha am Mapa Mholaidhean a' sealltainn làraich air an ainmeachadh ann am Mol LP/HCL 1, 2, 3 agus 6.

Bidh taigheadas airson feuman sònraichte air ullachadh tro taigheadas 'liveability' agus tron Ro-innleachd Taigheadais Ionadail.

Tha a' Chomhairle, Coimhearsnachdan Alba, Ùghdarras nan Croitearan agus buidhnean eile còmhla a' beachdachadh air feuman taigheadais dùthchail.

Tha am Mapa Mholaidhean a' sealltainn ceàrnaidhean ris a bheilear a' coimhead airson taigheadas ùr ann an tuineachadh Sgìre Steòrnabhaigh agus mun cuairt.

HCL4 Ullachadh Goireasan Coimhearsnachd agus Cur-seachad
Sealltainn làraich freagarrach airson ionadan coimhearsnachd ùra a leasachadh.

Tha am Mapa Mholaidhean a' sealltainn làraich air an ainmeachadh ann am Mol LP/HCL 8.

Moladh 3 Slighe nan Eilean Siar
Comharrachadh pìosan talmhainn airson ceanglaichean freagarrach a dhèanamh.

Chan eil e air ainmeachadh anns a' Phlana Ionadail. Bidh seo air a mheasadh mar phàirt de Lionradh Prìomh Shlighe sam bith a chaidh a mholadh.

T1 Leasachadh a' Bhun-structair Còmhdhail
Comharrachadh agus dìon fearainn (slighe cnàimh-droma gu rathad dùbailte - Steòrnabhagh - An Tairbeart agus Uibhist a Tuath).

Tha am Mapa Mholaidhean a' sealltainn làraich air an ainmeachadh ann am Mol LP/Trans 2.





Appendix 2: Development & Design Considerations

Pre application discussion is encouraged at as early a stage as possible. It can help reduce problems, delays and possibly costs in the longer term.

In dealing with applications for development the Comhairle will take account of any approved national and local design guidance. It will seek to achieve, particularly at the negotiation stage, an appropriate and acceptable quality of development and design especially in relation to:

- i) **location** – appropriate and sympathetic location in the landscape or townscape.
- ii) **siting** – careful placement on site, in relation to existing landform, development patterns, amenity and energy conservation via solar gain and shelter.
- iii) **levels** – attention will be given to levels, excavation and under-building with a view to minimising impact. (Plans should show an accurate representation of how the proposed development would lie on the site, for example on sloping or undulating ground. In sensitive locations detailed information, such as cross sections, may be requested.)
- iv) **size and form** – should relate to sky line, landform and existing buildings.
- v) **density, layout and orientation** – should relate to character, amenity and privacy of neighbouring properties.
- vi) **materials, colour, proportions and detailing** – should take account of existing setting and environmental impact. Use of recycled materials and sustainable sourced/manufactured building materials is encouraged. The opportunity to maximise energy efficiency via insulation, glazing, heating systems and reduction in heat loss should be taken.
- vii) **landscaping and boundaries** – landscaping and boundary treatments can help integrate a site into its wider setting as well as providing an attractive overall development.
- viii) **lighting** – developers will be encouraged to design lighting so as to prevent light spread beyond or upwards from the area to be illuminated. Careful selection of lighting unit materials, colour, height, scale and siting can help achieve a more sympathetic design outcome.

High profile/landmark sites

Where a building or development is either high profile or will have a high impact within the townscape or open countryside eg along prominent street frontage, at major visitor attractions or prominent rural locations the Comhairle will require a high quality design solution.

Housing development in Settlements*

In addition to the above, the Comhairle will take account of the following considerations when assessing and guiding housing development in settlements. These draw together guidance provided in Structure Plan (SP) and Local Plan (LP) policies.

- i) The **relationship of the development** to existing settlement/built form should be sympathetic in terms of pattern, density, scale and appearance (SP/DM1; SP/DM7; LP/DM1; LP/HCL1).
- ii) Any **detrimental impact on neighbouring uses/amenity** should be minimised e.g. in terms of proximity, privacy, orientation of new houses (SP/DM7).
- iii) Proposals should not adversely affect the **overall character orcrofting viability** of the township (SP/RM1).
- iv) Development should have regard to the **availability of supporting infrastructure** (SP/DM5; SP/DM6; LP/DM3).
- v) **Satisfactory access and parking** should be provided to avoid such problems as congestion on single track roads (SP/DM7).
- vi) Where possible, the proposal should facilitate opportunities and minimise constraints in relation to any **future development potential** of adjacent land (LP/HCL1).
- vii) Any **detrimental incremental impact** of the individual proposal on the wider area should be avoided (LP/DM1).
- viii) Where siting raises planning concerns, demonstration of **site selection considerations** may be required including potential alternative sites and land availability (SP/DM1; SP/DM7).
- ix) The **views of other relevant bodies** e.g. the Crofters Commission, Grazing Committees and service providers, may be required (LP/HCL1).

For housing proposed on the **edge of settlements*** specific consideration will also be given to:

- i) The **physical and visual integration** of development with the existing settlement in terms of proximity, scale and density and development layout/form (SP/DM1).
- ii) The contribution the development makes to the **visual or landscape setting** of the settlement (SP/DM1).

Note:

Where development is physically isolated from the main body of existing settlement, then Structure Plan policy DM1 criteria will apply.

*A definition of Settlement is provided in the glossary.

Pàipear-taice 2: Cùisean Leasachaidh & Deilbh

Thathar a' misneachadh còmhraidh ri buidhnean aig ìre cho tràth 's a ghabhas ron iarrtas. Faodaidh e cuideachadh le duilgheadasan, dàil agus 's dòcha cosgaisean a lùghdachadh san ùine fhada.

Ann a bhith a' dèiligeadh ri iarrtasan airson leasachadh bheir a' Chomhairle aire do stiùireadh deilbh nàiseanta agus ionadail sam bith. Bidh iad airson a bhith a' coileanadh, gu sònraichte aig an ìre barganachaidh, ìre leasachaidh agus deilbh freagarrach agus iomchaidh gu sònraichte a thaobh:

- i) **làrach** – làrach freagarrach agus mothachail anns an fhearann no baile.
- ii) **suidheachadh** – suidheachadh faiceallach air làrach, a thaobh a' chruth-tìre, pàtranan leasachaidh, goireas agus caomhnadh cumhachd a tha ann le bhith a' faighinn barrachd grèine agus fasnachaidh.
- iii) **ìrean** – bidh aire air a thoirt do dh'ìrean, cladhach agus fo-thogail le sùil ri bhith a' lùghdachadh buaidh. (Bu chòir gum biodh planaichean a' sealltainn dealbh ceart air mar a bhiodh an leasachadh a chaidh a mholadh a' laighe air an làrach, mar eisimpleir air leathad no talamh tonnach. Ann an ceàrnaidhean cugallach dh'fhaodadh gum bithear ag iarraidh fiosrachadh mionaideach, mar tar-dhealbhan.)
- iv) **meud agus cruth** – bu chòir gum biodh ceangal aige ris a' bhun-speur, an cruth-tìre agus na togalaichean a tha ann.
- v) **dùmhachd, cruth agus dòigh suidheachaidh** – bu chòir gum biodh ceangal aige ri coltas, goireas agus diomhaireachd nan togalaichean rin taobh.
- vi) **stuthan, dath, meudan agus mion-phuingean** – bu chòir dhaibh aire a thoirt don t-suidheachadh a tha ann agus a' bhuaidh àrainneachdail. Thathar a' misneachadh a bhith a' cleachdadh stuthan ath-chuairtichte agus stuthan togail air am faighinn/an dèanamh ann an dòigh sheasmhach. Bu chòir cothrom a ghabhail air èifeachdas cumhachd tro chòmhdach dìona, glainne, siostaman teasachaidh agus lùghdachadh ann an call teas.
- vii) **dealbhadh-tìre agus crìochan** – faodaidh leasachaidhean dealbhadh-tìre agus crìochan cuideachadh a' filleadh làrach a-steach don t-suidheachadh mun cuairt còmhla ri bhith a' dèanamh an leasachadh iomlan tarraingeach.
- viii) **solais** – bithear ag iarraidh air luchd-leasachaidh solais a dhealbhadh gus nach bi an solas a' sgaoileadh seachad air no os cionn an àite a tha còir aige a shoillseachadh. Faodaidh taghadh cùramach air stuthan, dath, àirde, sgèile agus suidheachadh aonad solais cuideachadh a' coileanadh toradh deilbh nas mothachaile.

Ìomhaigh àrd/làraichean comharrachaidh

Far a bheil ìomhaigh àrd aig togalach no leasachadh no far a bheil buaidh mhòr aige taobh a-staigh a' bhaile no air an dùthaich m.e. ri taobh na sràide, aig àiteachan tarraingeach do luchd-turais no làraichean dùthchail cudromach feumaidh deagh dhòighean deilbh a bhith aig a' Chomhairle.

Leasachadh taigheadais ann am Bailtean*

A thuilleadh air na nithean shuas, bheir a' Chomhairle aire do na leanas nuair a bhios iad a' measadh agus a' stiùireadh leasachadh taigheadais ann am bailtean. Tha iad sin a' tarraing gu chèile stiùireadh a tha ann am poileasaidhean a' Phlana Structarail (SP) agus a' Phlana Ionadail (LP).

- i) Bu chòir gum biodh **ceangal an leasachaidh** ris a' chruth baile/ togte a tha ann a bhith mothachail a thaobh pàtran, dùmhachd, sgèile agus coltas (SP/DM1; SP/DM7; LP/DM1; LP/HCL1).
- ii) Bu chòir gum biodh **droch bhuaidh sam bith** air **cleachdaidhean/goireas mun cuairt** a bhith air a lùghdachadh m.e. a thaobh fagaisgeachd, diomhaireachd, dòigh suidheachaidh thaighean ùra (SP/DM7).
- iii) Cha bu chòir gun toireadh molaidhean droch bhuaidh air **coltas iomlan no ion-obrachadh croitearachd** a' bhaile (SP/RM1).
- iv) Bu chòir gun toireadh leasachadh aire don **chothrom air bun-structair taice** (SP/DM5; SP/DM6; LP/DM3).
- v) Bu chòir gum biodh **cothrom agus pàirceadh iomchaidh** ann gus duilgheadasan mar dùmhachd air rathaidean singilte a sheachnadh (SP/DM7).
- vi) Cho fad 's a ghabhas, bu chòir don mholadh cuideachadh a' lùghdachadh cothroman agus cuingeadan a thaobh **leasachadh sam bith a bhiodh comasach san àm ri teachd** air fearann ri thaobh (LP/HCL1).
- vii) Bu chòir droch **bhuaidh leantainneach** a bheir am moladh sònraichte air an àite san fharsaingeachd a bhith air a sheachnadh (LP/DM1).
- viii) Far a bheil suidheachadh a' togail ceistean dealbhaidh, dh'fhaodadh gum feumar **cùisean roghainn** làrach a shealltainn a' gabhail a-staigh làraichean agus fearann eile a dh'fhaodadh a bhith ri fhaotainn (SP/DM1; SP/DM7).
- ix) Dh'fhaodadh gum feumar **beachdan bho bhuidhnean buntainneach eile** m.e. Ùghdarras nan Croitearan, Comataidhean Ionaidraidh agus solaraidhean seirbheis (LP/HCL1).

Airson taigheadas a chaidh a mholadh air **iomall bhailtean*** thèid beachdachadh gu sònraichte cuideachd air:

- i) **Aonadh corporra agus faicsinneach** an leasachaidh ris a' bhaile a tha ann a thaobh fagaisgeachd, sgèile is dùmhachd agus cruth/cumadh an leasachaidh (SP/DM1).
- ii) Na tha an leasachadh a' cur ri **sealladh-tìre no cumadh-tìre** a' bhaile (SP/DM1).

Nòta:

Far a bheil leasachadh air falbh bhon prìomh phàirt den bhaile a tha ann, thèid slatan-tomhais poileasaidh DM1 den Phlana Structarail a chleachdadh.

*Tha mìneachadh air Baile anns a' chlàr briathrachais.



Appendix 3: Car Parking Provision

The following parking guidance sets out a framework to help assess different types of development and achieve adequate parking provision. Noting most new development gives rise to a need for additional parking it is important to ensure that appropriate parking provision is made in terms of pedestrian and road safety, free flow of traffic, visual appearance and impact on neighbouring amenity.

Reference to the guidance and the advice of the Technical Services Department will form one of the important inputs to the overall assessment of development applications. Early pre application discussion is encouraged especially where parking is likely to be a key consideration.

The parking guidance is intended to be positive and constructive and act as an encouragement to development. In seeking to generally achieve the requirements it is recognised that all applications have individual characteristics and merits, and there are sometimes special or unique circumstances for which the guidelines will not cater. Accordingly assessment will seek to attain a balance between car parking and highway needs as well as wider socio-economic and environmental considerations. Where requirements are not met the applicant may be asked to demonstrate the background to and adequacy of the proposed provision and any wider public or other benefits arising from the development.

Relaxation of the parking standards guidance will be considered in the following specific situations:

- a) Development is small scale and located within **Stornoway Town Centre** (as defined by boundaries of policy LP/STY4).
- b) Important **historic buildings** are brought back into beneficial use and where adherence to requirements may either be physically impossible or would compromise the setting, amenity or integrity of the building.
- c) In **affordable housing or other developments** where car ownership levels may be less than normal.
- d) The location is well served by, and/or is likely to benefit from **good public transport provision**.
- e) The **redevelopment of vacant buildings/brownfield sites** where sustainable objectives are achieved.

Cycle parking provision will be strongly supported in appropriate developments, in line with encouraging 'greener' transport solutions.

(Assessment of appropriate provision for any **staff parking** requirements outlined below for commercial, industrial, recreational and service industry categories, should be based on the likely maximum number of staff present at the busiest time period.)

Residential Parking

Type of Development	Appropriate Provision	Comment
Housing Dwelling House Flat	2.0 1.5	Includes for visitors.
Old People's Homes/ Children's Homes	1 space per 4 residents	Includes provision for staff and visitors.
Student Flats	1 space per 7 students + 1 space per 3 staff + 1 space per warden	Allowance should be made for future provision of parking assessed on the basis of possible subsequent occupation as mainstream housing.



Pàipear-taice 3: Pàirceadh Chàraichean

Tha an stiùireadh pàircidh a leanas a' suidheachadh frèam gus cuideachadh a' measadh diofar sheòrsachan leasachaidh agus ag ullachadh pàirceadh iomchaidh. Le aire gu bheil a' chuid as motha de leasachadh ùr ag adhbharachadh gum feumar pàirceadh a bharrachd tha e cudromach dèanamh cinnteach gu bheil pàirceadh freagarrach air ullachadh a thaobh sàbhailteachd choisichean agus rathaidean, gluasad trafaiag furasta, sealladh agus buaidh air goireas mun cuairt.

Bidh iomradh air stiùireadh agus comhairle na Roinn Seirbheisean Teicneòlais air aon de na nithean cudromach a chaidh an cur a-steach ris a' mheasadh iomlan air iarrtasan leasachaidh. Bu chòir gum biodh còmhraidh air a dhèanamh tràth ron iarrtas gu sònraichte far a bheil coltas gum bi pàirceadh na phrìomh chùis.

Thathar a' sùileachadh gum bi an stiùireadh pàircidh deimhinneach agus cuideachail agus a' brosnachadh leasachadh. Ann a bhith a' feuchainn ri na riatanasan a choileanadh san fharsaingeachd thathar mothachail gu bheil feartan agus luachan fa leth aig a h-uile iarrtas, agus aig amannan bidh suidheachaidhean sònraichte no speisealta ann nach bi air an gabhail a-staigh san stiùireadh. Mar sin bidh measadh a' feuchainn ri co-chòrdadh a dhèanamh eadar feuman pàirceadh chàraichean agus an rathad-mòr còmhla ri cùisean sòisio-eaconamach agus àrainneachdail. Far nach tèid coinneachadh ri riatanasan dh'fhaodadh gun tèid iarraidh air an tagraiche sealltainn eachdraidh agus iomchaidheachd an ullachaidh a chaidh a mholadh agus na buannachdan nas fharsainge a gheibheadh an sluagh no eile bhon leasachadh.

Thèid beachdachadh air an stiùireadh air inbhean pàircidh a lasachadh anns na suidheachaidhean sònraichte a leanas:

- a) Leasachadh beag sgèile agus taobh a-staigh **Meadhan Baile Steòrnabhagh** (mar a tha air a mhìneachadh le crìochan poileasaidh LP/STY4).
- b) **Togalaichean eachdraidheil** air an toirt air ais gu deagh fheum agus far am biodh cumail ri na riatanasan eucomasach no a' milleadh suidheachadh, goireas no iomlanachd an togalaich.
- c) Ann an **taigheadas saor no leasachaidhean eile** far am faod irean dhaoine le càraichean a bhith nas isle na an àbhaist.
- d) Far a bheil an t-àite a' faighinn deagh sheirbheis, agus/no 's dòcha buannachd bho **deagh chòmhdhail poblach**.
- e) **Ath-leasachadh thogalaichean falamh/làraichean raon-donn** far a bheil amasan seasmhach air an coileanadh.

Bidh taic làidir air a thoirt do **pàirceadh bhaidhsagalan** ann an leasachaidhean freagarrach, a' cumail ri misneachadh dòighean còmhdhail 'nas uaine'.

(Bu chòir do mheasadh air ullachadh freagarrach airson riatanasan **pàirceadh luchd-obrach** air am mineachadh shìos airson gnèithean gnìomhachais malairt, gnìomhachais, cur-seachad agus seirbheis, a bhith stèidhichte air an àireamh as àirde de luchd-obrach a dh'fhaodadh a bhith an làthair aig an àm as trainge.)

Pàirceadh Còmhnaidheach

Seòrsa Leasachaidh	Ullachadh Freagarrach	Beachd
Taigheadas Taigh-còmhnaidh Flat	2.0 1.5	A' gabhail a-staigh ullachadh do luchd-tadhail.
Dachaighean Sheann Daoine/ Dachaighean Chloinne	1 àite gach neach-còmhnaidh	A' gabhail a-staigh ullachadh airson luchd-obrach agus luchd-tadhail.
Flataichean Oileanach	1 àite gach 7 oileanach + 1 àite gach 3 luchd-obrach + 1 àite gach neach-gleidhidh	Bu chòir ullachadh airson pàirceadh san àm ri teachd air a mheasadh air stèidh gum faodadh a chleachdadh a-rithist mar thaigheadas gnàthach.



Commercial Parking

Type of Development	Appropriate Provision (Spaces per 100m ² gross floor area (GFA) unless otherwise indicated)	Comment
Office Accommodation	4-7	Detailed provision depends on specific location and nature of activity.
Shops	5	Minimum permissible provision.
Food Superstore (Stand Alone -includes Supermarkets) 0-500m ² GFA 500-2000m ² GFA 2000-5000m ² GFA 5000-8000m ² GFA >8000m ² GFA	5.0 6.5 8.0 7.0 6.0	Extensions to freestanding shopping developments to be assessed according to their incremental effect on the Gross Floor Area rather than as a separate development.
Cash and Carry Warehouse Trade Retail	5.0 5.0 -10.0 (+ 1 space per 3 staff)	Includes staff parking. Lower figure applicable to bulky non-food sales such as carpets and furniture.
Motor Trade Vehicle Display Area Spares Department Servicing/Bodywork Tyre & Exhaust Centre Car Wash Scrap Yards Staff	2.0 2.0 2 spaces per service bay 2 spaces per service bay 2 spaces queuing space 2 spaces 1 space per 2 staff	Includes showrooms and any external display area. Provision stated is for customers only and must be reserved and marked for their use. Developers will be required to demonstrate that space has been allowed for storage of new/used cars and other operational requirements.
Petrol Stations	1 space per 2 staff	Additional parking to be assessed where there is a shop.
Hotels and B & B	1 space per 2.5 bed spaces (+ 1 space per 3 staff)	For bars open to non-residents additional parking will be required in line with public house provision.



Pàirceadh Malairt

Seòrsa Leasachaidh	Ullachadh Freagarrach (Àiteachan gach 100m ² rùm iomlan (GFA) mur eil a' chaochladh air a' chomharrachadh)	Beachd
Oifisean	4-7	Tha ullachadh mionaideach an urra ris an àite sònraichte agus an t-seòrsa obrach.
Bùthan	5	An t-ullachadh as lugha a tha ceadaichte.
Mòr-stòr Bidhe (A Sheasas na Aonar - a' gabhail a-staigh Mòr-bhùthan)		
0-500m ² GFA	5.0	Leudachadh air leasachaidhean bhùthan neo-eisimeileach a bhios air am measadh a rèir am buaidh leantainneach air an Rùm Iomlan an àite mar leasachadh air leth.
500-2000m ² GFA	6.5	
2000-5000m ² GFA	8.0	
5000-8000m ² GFA	7.0	
>8000m ² GFA	6.0	
Taigh-bathair Mòr-reic Malairt Reic	5.0 5.0-10.0 (+ 1 àite gach 3 luchd-obrach)	A' gabhail a-staigh pàirceadh luchd-obrach. Buinidh am figear as ìsle do reic bathair trom a bharrachd air biadh mar bhratan-ùrlair agus àirneis.
Reic Chàraichean Àite Taisbeanaidh Charbadan Roinn nam Pàirtean-càraidh Seirbheis/Càradh Ionad Thaidhrichean & Phioban Traoghaidh Nighe Chàraichean Gàrraidhean Brisidh Luchd-obrach	2.0 2.0 2 àite gach earrann seirbheis 2 àite gach earrann seirbheis 2 àite sa chiudha 2 àite 1 àite gach 2 luchd-obrach	A' gabhail a-staigh rumannan-taisbeanaidh agus àite taisbeanaidh sam bith a-muigh. Tha an t-ullachadh ainmichte airson luchd-ceannachd a-mhàin agus feumaidh e a bhith air a ghleidheadh agus air a' chomharrachadh dhaibhsan. Feumaidh luchd-leasachaidh sealltainn gu bheil àite air fhàgail airson càraichean ùra/ath-reic agus feuman obrach eile a stòradh.
Stèiseanan Peatrail	1 àite gach 2 luchd-obrach	Pàirceadh a bharrachd ri mheasadh ma tha bùth ann.
Taighean-òsta agus B & B	1 àite gach 2.5 àite leapa (+ 1 àite gach 3 luchd-obrach)	Airson bàraichean a tha fosgailte do daoine neo-chòmhnaidheach feumar pàirceadh a bharrachd gus cumail ris an ullachadh airson taigh-seinnse.



Industrial, Recreational and Service Industry

Type of Development	Appropriate Provision (Spaces per 100m ² gross floor area (GFA) unless otherwise indicated)	Comment
Factories	1.1	Special provision may be required for buses.
Warehousing	0.5	Office space to be assessed separately.
Business Park	2.0	
Public Houses	10	
Theatres and Concert Halls	1 space per 10 seats	
Sports Centres Swimming Pools Snooker Halls Other Facilities Spectators Staff Marinas	10 spaces per 100m ² pool area 1 space per table 1 space per 2 players at peak time 1 space per 10 seats 1 space per 3 staff 1 space per berth plus 1 space per 3 staff	Special provision for buses/coaches may be necessary.
Museums/Public Art Galleries	1 space per 30m ² public display space + 1 space per 2 staff	
Licensed Clubs	20 + 1 space per 3 staff + 1 space per solo performer and/or group	
Dance Halls and Discotheques	10 + 1 space per 3 staff + 3 spaces for performers	
Bowling Alleys	2 spaces per bowling lane	
Hospitals	1 space per 3 beds + 1 space per doctor/surgeon + 1 space per 3 other staff	Includes provision for visitors.
Health Centres/Clinics (includes Dental and Veterinary Surgeries)	4 spaces per consulting room + 1 space per practitioner + 1 space per 3 other staff	
Schools – Nursery, Primary and Secondary	2 spaces per staff member + provision for buses where required	Includes for casual visitors but playgrounds should be used to accommodate visitors parking on open days and for evening activities. Intensive staffing at nursery schools.



Pàipearan-Taice

Obair Gnìomhachais, Cur-seachad agus Seirbheis

Seòrsa Leasachaidh	Ullachadh lomchaidh (Àiteachan gach 100m ² rùm iomlan (GFA) mur eil a chaochladh air a chomharrachadh)	Beachd
Factaraidhean	1.1	Dh'fhaodadh gum feumar ullachadh sònraichte airson busaichean.
Taighean-bathair	0.5	Bidh oifisean air am measadh air leth.
Pàirc Gnòthachais	2.0	
Taighean-seinnse	10	
Tallachan Cluiche agus Tallachan Ciùil	1 àite gach 10 suidheachan	
Ionadan Spòrs Amaran Snàmh Tallachan Snucair Goireasan Eile Luchd-amhairc Luchd-obrach Marinathan	10 àiteachan gach 100m ² den amair 1 àite gach bòrd 1 àite gach 2 chluicheadair aig prìomh uair 1 àite gach 10 suidheachan 1 àite gach 3 luchd-obrach 1 àite gach acair agus 1 àite gach 3 luchd-obrach	Dh'fhaodadh gum feumar ullachadh sònraichte airson busaichean / coidsichean.
Taighean-tasgaidh/Gailearaidhean Ealain Poblach	1 àite gach 30m ² àite taisbeanaidh poblach + 1 àite gach 2 luchd-obrach	
Clubaichean le Cead	20 + 1 àite gach 3 luchd-obrach + 1 àite gach neach-ciùil agus/no buidheann	
Tallachan Dannsa agus diosgo	10 + 1 àite gach 3 luchd-obrach + 3 àiteachan do luchd-ciùil	
Ionad Bòbhlaidh	2 àite gach sreath bòbhlaidh	
Ospadalan	1 àite gach 3 leapannan + 1 àite gach dotair/lannsair + 1 àite gach 3 luchd-obrach eile	A' gabhail a-staigh ullachadh airson luchd-tadhail.
Ionadan/Clionaigean Slàinte (a' gabhail a-staigh Ionadan Fiaclair agus Bheat)	4 àiteachan gach seòmar comhairleachaidh + 1 àite gach dotair + 1 àite gach 3 luchd-obrach eile	
Sgoiltean – Sgoiltean-àraich, Bun-sgoiltean agus Àrd-sgoiltean	2 àite gach neach-obrach + ullachadh airson busaichean far a bheil feum air	A' gabhail a-staigh airson daoine a' tadhal airson adhbhar ach bu chòir gàrraidhean-sgoile a bhith air an cleachdadh airson pàirceadh chàraichean luchd-tadhail air làithean fosgailte agus airson tachartasan air an oidhche. Mòran luchd-obrach aig sgoiltean-àraich.



Type of Development	Appropriate Provision (Spaces per 100m ² gross floor area (GFA) unless otherwise indicated)	Comment
Universities and Colleges	1 space per staff member + 1 space per 10 students	Additional parking for residences.
Libraries	3 + 1 space per 3 staff	
Community Centres	5-20	Lower figure applicable to centres with catchment within walking distance.
Churches	1 space per 4 seats	
Outdoor Recreational Developments		Assess on individual merits of application.

Mixed Developments

Where a proposal incorporates more than one element (eg public house and shop) the parking requirement for each element will be assessed independently and then added together. However where it can be demonstrated to satisfaction of

the Planning Authority that peak operating times of the various elements would occur at different times some discounting of the required number of spaces may be acceptable.

Accessible Parking

Disabled Persons' Parking

Special consideration should be given to the needs of disabled people concerning the number of designated spaces, their location and the pedestrian routes to these spaces. Developers are encouraged to consult with the Local Access panels on provision.

The table details the number of disabled parking bays to be designated in car parks provided for employees and visitors associated with various developments.

Type of Development	Size of Car Park	No of Spaces Designated for Disabled	Comment
Employment Premises	Up to 200 spaces	5% of total	Minimum of 2 spaces.
	Over 200 spaces	6 spaces plus 2% of total number	
Shopping, Leisure or Recreational	Up to 200 spaces	6% of total	Minimum of 3 spaces.
	Over 200 spaces	4 spaces plus 4% of total number	
Residential (over 8 units)			Consult with Local Access panels.



Pàipearan-Taice

Seòrsa Leasachaidh	Ullachadh lomchaidh (Àiteachan gach 100m ² rùm iomlan (GFA) mur eil a chaochladh air a chomharrachadh)	Beachd
Oilthighean agus Colaistean	1 àite gach neach-obrach + 1 àite gach 10 oileanaich	Pàirceadh a bharrachd airson àiteachan-còmhnaidh.
Leabharlannan	3 + 1 àite gach 3 luchd-obrach	
Ionadan Coimhearsnachd	5-20	Buinidh am figear as ìsle do dh'ionadan le na sgìrean a bhios gan cleachdadh faisg gu leòr airson coiseachd thuca.
Eaglaisean	1 àite gach 4 suidheachan	
Leasachaidhean Cur-seachad A-muigh		Measadh air luachan iarrtasan fa leth.

Leasachaidhean Measgaichte

Far a bheil moladh a' gabhail a-steach barrachd air aon eileamaid (m.e. taigh-seinnse agus bùth) bidh an riatanas pàircidh airson gach eileamaid air a mheasadh air leth agus an uair sin a' dol còmhla. Ach far an gabh sealltainn gu miann an Ùghdarras Dealbhaidh gum biodh prìomh uairean obrach eadar-dhealaichte aig na diofar eileamaidean dh'fhaodadh gum bi e iomchaidh an àireamh riatanach de dh'àiteachan a ghearradh sìos.

Pàirceadh So-ruigsinn

Pàirceadh Dhaoine Ciorramach

Bu chòir beachdachadh sònraichte a thoirt do fheuman dhaoine ciorramach a thaobh àireamh de dh'àiteachan sònraichte, an làrach agus nan slighean coiseachd gu na h-àiteachan sin. Thathar ag iarraidh gum bi luchd-leasachaidh a' cur comhairle ri na pannalan airson ullachadh Cothrom Ionadail.

Tha an clàr a' toirt cunntas air an àireamh de earrannan pàircidh do dhaoine ciorramach a dh'fheumas a bhith air an sònrachadh ann am pàircean chàraichean a tha air an ullachadh do luchd-obrach agus luchd-tadhail co-cheangailte ri na diofar leasachaidhean.

Seòrsa Leasachaidh	Meud na Pàirce	Àireamh Àiteachan Sònraichte do Chiorramaich	Beachd
Togalaichean Cosnaidh	Suas gu 200 àite	5% den àireamh iomlan	2 àite aig a' char as lugha.
	Còrr air 200 àite	6 àiteachan agus 2% den àireamh iomlan	
Ceannachd, Spòrs no Cur-seachad	Suas gu 200 àite	6% den àireamh iomlan	3 àiteachan aig a' char as lugha.
	Còrr air 200 àite	4 àiteachan agus 4% den àireamh iomlan	
Còmhnaidheach (còrr air 8 aonadan)			Co-chomhairle ri pannalan Cothrom Ionadail.

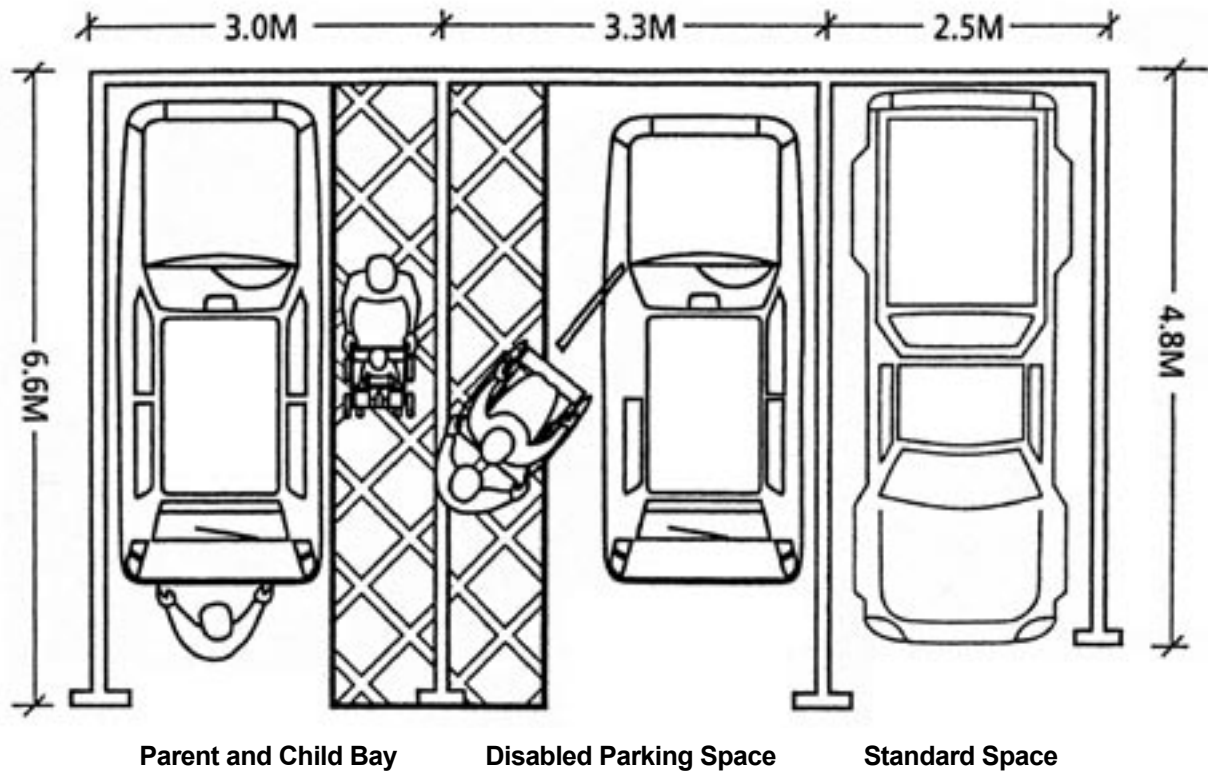


Number of Designated Disabled Parking Bays

Accessible bays should be a minimum of 6 metres long, with access to the rear of the vehicle where wheelchairs are often stored. Spaces should be 3.6 metres wide including a minimum 1.2 metre wide crosshatched strip to facilitate the transfer of wheelchair passengers. Economy of space can be gained by combining spaces in pairs of standard 4.8 x 2.4 metres dimensions with a common transfer zone. Alternatively, space may be saved by designating the end bays of a row of parking spaces, provided that access can be safely gained onto the adjacent road surface.

Detailed design of access parking should be in accord with recommendations of BS80003; 2001; Design of Buildings and their Approaches to meet the Needs of Disabled People –Code of Practice

Drawings are provided for illustration below.



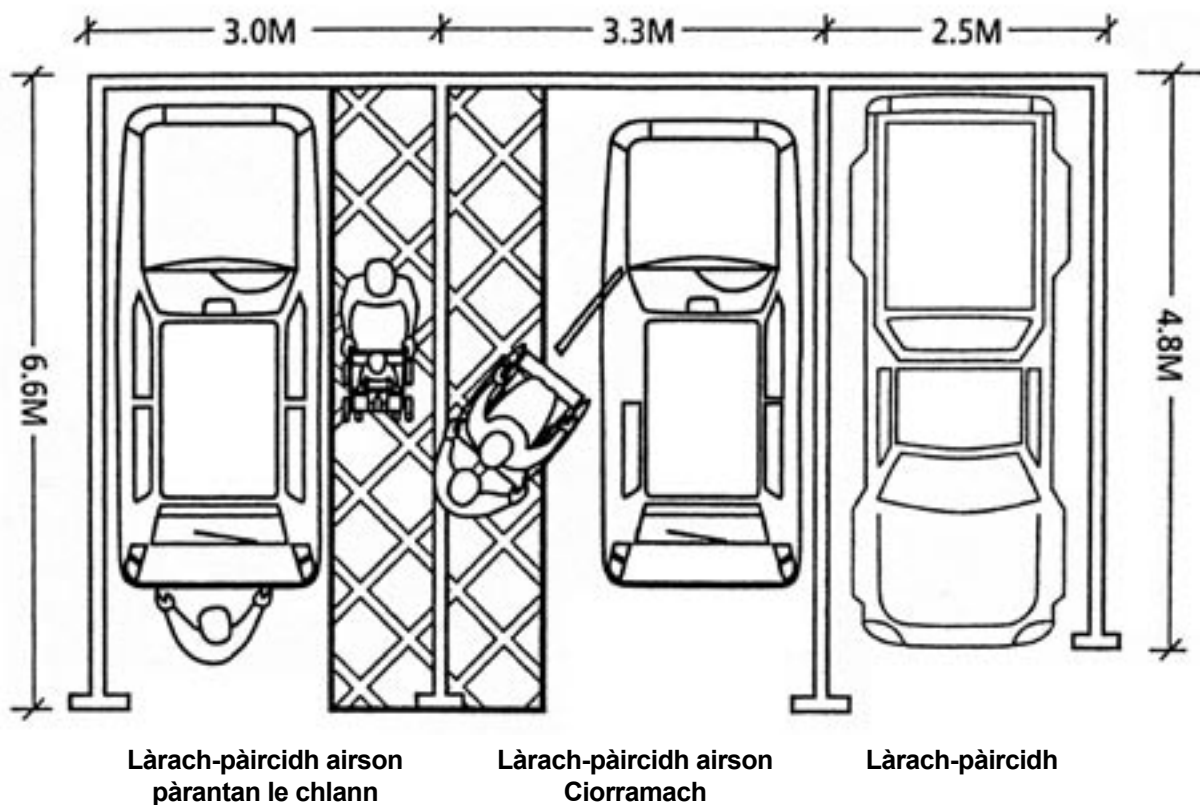


Àireamh de Earrannan Pàircadh Sònraichte do Chiorramaich

Bu chòir earrannan so-ruigsinn a bhith 6 meatairean a dh'fhaid aig a' char as lugha, le cothrom faighinn gu deireadh a' charbaid far am bi cathair-chuibhlichean air a chur sa chumantas. Bu chòir àiteachan pàircidh a bhith 3.6 meatairean a leud a' gabhail a-staigh loidhne le strìanagan 1.2 meatair a leud aig a' char as lugha a dh'fhaodas daoine ann an cathair-chuibhlichean a chleachdadh. Bidh barrachd rùm ann ma thèid dà àite de mheudachd gnàthach 4.8 x 2.4 meatairean an cur còmhla le sòn gluasaid coitcheann. Air an làimh eile, faodar rùm a shàbhaladh le bhith a' sònrachadh nan earrannan aig deireadh sreath de earrannan pàircidh, cho fad 's a bhios e comasach faighinn sàbhailte chun an rathaid ri thaobh.

Bu chòir deilbh mionaideach air cothrom pàircidh a bhith a rèir mholaidhean BS80003; 2001; Deilbh Thogalaichean agus nan Slighean Thuca gus coinneachadh ri Feuman Dhaoine Ciorramach – Còd Obrachaidh

Tha dealbhan shìos airson seo a shealltainn.





Appendix 4: Roads and Access Layout

For new development alongside single track roads, the building of permanent structures, for example boundary walls and/or fences, will require to be set back a minimum distance of 6 metres from the centre line of the road. This is to allow for any future highway improvements.

Typical access layout and details requirements are shown below to provide guidance for developers.

Access Details

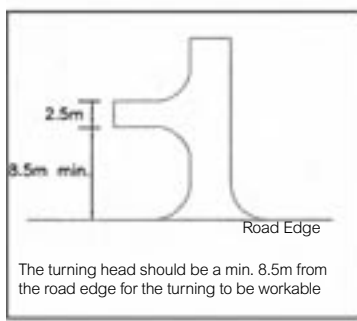
Vehicles must be visible at a minimum distance of 90m from a point on the access road 5m back from the main road. When checking visibility, sights should be taken at a height of 1m, i.e. the view a person would have while sitting in a car.

It must be possible to enter and exit the access in a forward manoeuvre.

Off road parking and turning must be provided for 2 cars.

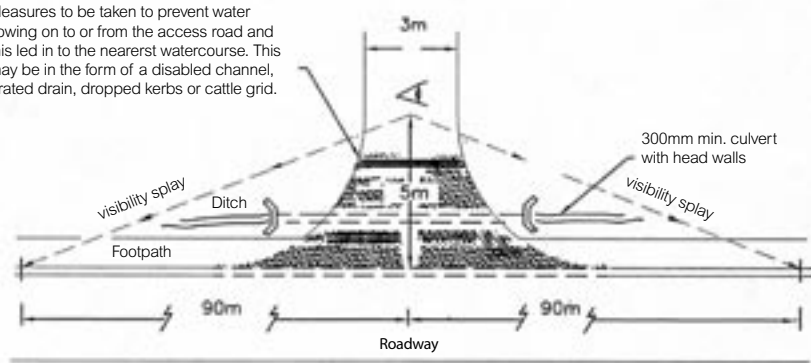
The access must enter the main road at right angles.

The first 3m section of the access should be surfaced with bitmac.



Parking Example

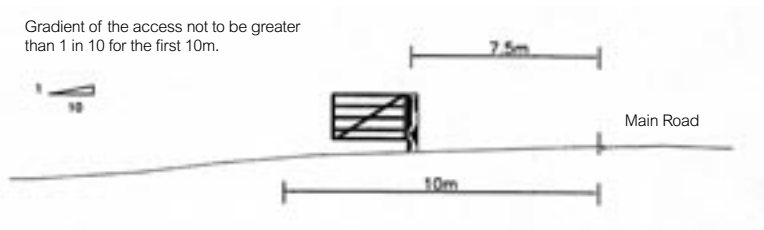
Measures to be taken to prevent water flowing on to or from the access road and this led in to the nearest watercourse. This may be in the form of a disabled channel, grated drain, dropped kerbs or cattle grid.



Gate Gradient Details

If a gate is going to be installed, it should be located at a minimum distance of 7.5m from the main road. This is to allow space for a car to park when the gate is being opened.

Gradient of the access not to be greater than 1 in 10 for the first 10m.





Pàipear-taice 4: Cruth Rathaiden agus Shlighean

Airson leasachadh ùr ri taobh rathaidean singilte, feumaidh togail structairean maireann, mar eisimpleir ballachan agus/no feansaichean crìche, a bhith air an suidheachadh air ais aig astar 6 meatairean bho loidhne meadhain an rathaid aig a' char as lugha. Tha seo gus cothrom a thoirt air leasachaidhean ris an rathad-mhòr san àm ri teachd.

Tha cruth shlighean gnàthach agus riatanasan fiosrachaidh air an sealltainn shìos gus stiùireadh a thoirt do luchd-leasachaidh.

Mun t-Slighe A-steach

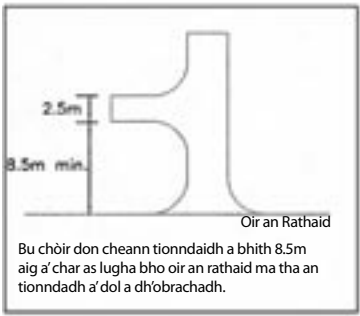
Feumar carbadan fhaicinn aig astar 90m aig a' char as lugha bho àite air an t-slighe a-steach 5m air ais bhon phrìomh rathad. Nuair a thathar a' sgrùdadh faicsinneachd, bu chòir seallaidhean a ghabhail aig àirde 1m, i.e. an sealladh a bhiodh aig duine na shuidhe ann an càr.

Feumaidh e a bhith comasach a dhol a-steach agus a-mach le dràibheadh air adhart.

Feumaidh pàirceadh air falbh bhon rathad agus àite-tionndaidh a bhith ann airson 2 chàr.

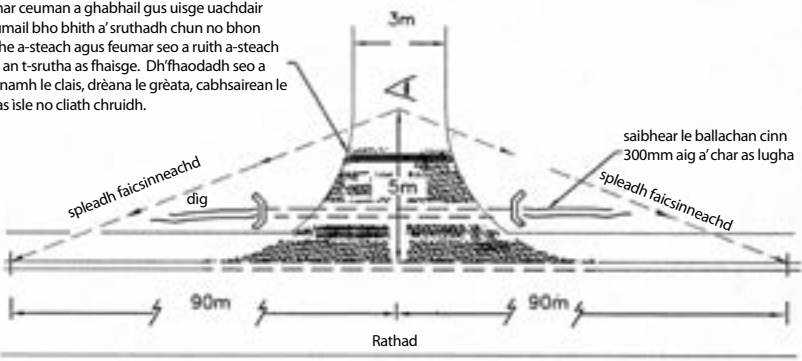
Feumaidh an t-slighe a-steach agus am prìomh rathad a thighinn gu chèile aig ceart-cheàrn.

Bu chòir uachdar bitmac a bhith air a' chiad 3m den t-slighe a-steach.



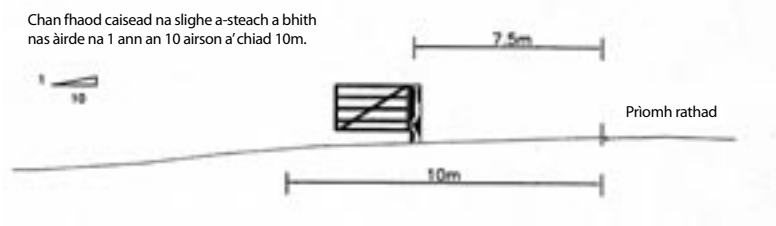
Eisimpleir pàircidh

Feumar ceuman a ghabhail gus uisge uachdair a chumail bho bhith a' sruthadh chun no bhon t-slighe a-steach agus feumar seo a ruith a-steach chun an t-srutha as fhaisge. Dh'fhaodadh seo a dhèanamh le clais, drèana le grèata, cabhsairean le oir nas isle no cliath chruidh.



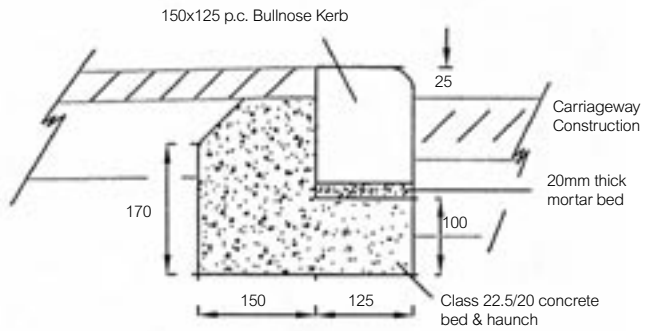
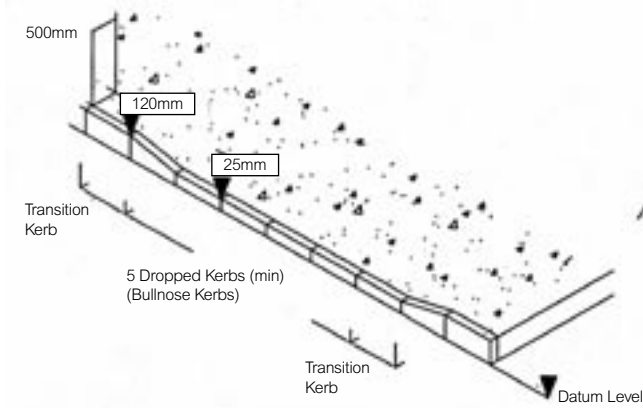
Mu Àrdachadh Geata

Ma tha geata gu bhith ann bu chòir a chur 7.5m air falbh bhon phrìomh rathad aig a' char as lugha. Tha seo gus am bi àite pàircidh aig càr fhada 's a thathar a' fosgladh a' gheata.





Kerb Details



Dropped kerbs to be installed. Work to be carried out in accordance with the New Roads and Streetworks Act 1991. When undertaking the road opening and reinstatement, a prescribed qualified operator must be in attendance at all times.

Kerbs must be installed to Council standards. See standard detail above.

Kerb and footpath must be reinstated to the satisfaction of Technical Services. This work to be done at the developers expense.

Road Opening

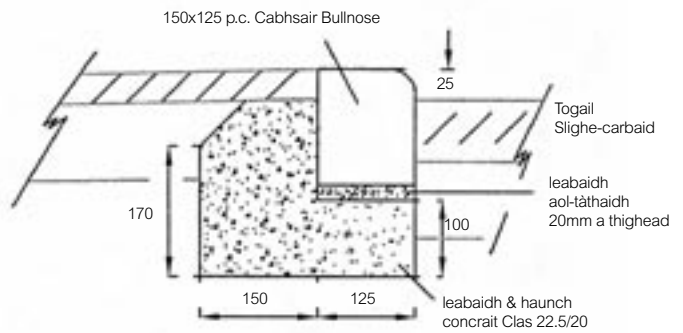
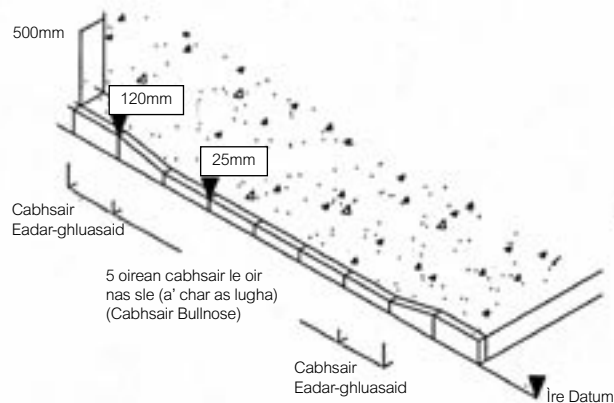
If the road has to be opened for connecting services to a house, Technical Services must be notified by completing the attached form known as a Part N form. A fee of £70 is required before work can start in the opening in accordance with the New Roads and Streetworks Act 1991.

A prescribed qualified operator must be in attendance at all times during this work.

The developer is responsible for the maintenance of the road crossing for 2 years after the date that the reinstatement has been completed.

This form is not required for kerbing works in full planning application, only service crossing the road/footpath.

Mun Chabhsair



Feumar cabhsairean le oir nas isle a chur ann. Feumar an obair a dhèanamh an co-rèir ri Achd nan Rathaidean Ùra agus an Obair-sràide 1991. Feumaidh oibriche òrdaichte le barrantas a bhith an làthair fhad 's a tha fosgladh agus ath-shuidheachadh an rathaid a' dol air adhart.

Feumar cabhsairean a chur ann gu bun-tomhasan na Comhairle. Faic fiosrachadh mu bhun-tomhas shuas.

Feumar an Cabhsair agus am Frith-rathad a bhith air an ath-shuidheachadh a rèir òrdugh Seirbheisean Teicnigeach. Feumaidh an neach-leasachaidh coinneachadh ri cosgais n ah-obrach seo.

Fosgladh an Rathaid

Ma dh'fheumas an rathad a bhith air fosgladh airson seirbheisean cheangal ris an taigh, feumar fios a chur gu Seirbheisean Teicnigeach air an fhoirm a tha an cois seo ris an canar foirm Pàirt N. Feumar cìs £70 a phàigheadh mus fhaodar tòiseachadh air an fosgladh ann an co-rèir ri Achd na Rathaidean Ùra agus an Obair-sràide 1991.

Feumaidh oibriche òrdaichte le barrantas a bhith an làthair fhad 's a tha an obair a' dol air adhart.

Tha e an urra ris an neach-leasachaidh an crasg-rathad a chumail suas airson 2 bhliadhna an dèidh a' chinn-latha air an robh an ath-shuidheachadh deiseil.

Chan fheumar am foirm seo airson obair air cabhsairean ann an iarrtas dealbhaidh iomlan, a-mhàin seirbheisean a tha a' dol tarsainn air an rathad/frith-rathad.



Appendix 5: Guidance for the Assessment of Development Proposals Affecting Listed Buildings

1. For all development affecting listed buildings or their setting including development adjacent to a listed building

- a) Full drawings showing the existing building and proposed development will be required with all applications.
- b) Applications in outline will not be acceptable.

2. For internal and external alterations, or additions to listed buildings

- a) The scale, form, siting and design of the development will be required to respect the listed building or setting.
- b) Traditional building materials should be appropriately utilised to ensure the qualities of the building are not compromised.
- c) In the case of listed buildings all aspects of the building are listed not just those specified in the listing description: applications will need to identify all changes and original features should be retained wherever possible.

3. Demolition of listed buildings

Demolition will only be permitted in exceptional circumstances and all the following criteria will be used to assess the case for demolition of a listed building.

- a) The developer can demonstrate that every effort has been made to find practical ways of keeping the building, including marketing and disposal. Applicants will be required to demonstrate that such action has been undertaken over a minimum period of 6 months.
- b) The developer has obtained a structural survey indicating that the building poses a health and safety danger and is incapable of being brought back into acceptable use within reasonable cost limits.
- c) The developer has exhausted all possible sources of grant aid for the restoration /re-use of the building.

In the event of any demolition consent, the following conditions will normally be imposed requiring that:

- a) building demolition work cannot commence until planning consent for the redevelopment/re-use of the site has been obtained and contracts have been let for the construction of the replacement building or acceptable after use of the site;
- b) the developer notifies the Royal Commission on Ancient and Historical Monuments of the proposed demolition;
- c) up to three months is allowed for access to record the listed building.



Pàipear-taice 5: Stiùireadh Airson Measadh Air Molaidhean Leasachaidh A' Toirt Buaidh Air Togalaichean Air Liosta

1. Airson gach leasachadh a' toirt buaidh air togalaichean air liosta no an suidheachadh a' gabhail a-staigh leasachadh ri taobh togalaich air liosta

- a) Bithear ag iarraidh dealbhan iomlan a' sealltainn an togalaich a tha ann agus leasachadh a chaidh a mholadh le gach iarrtas.
- b) Cha ghabhar ri larrtasan ann an geàrr-chunntas.

2. Airson atharrachaidhean a-staigh agus a-muigh, no cur ri togalaichean air liosta

- a) Feumaidh sgèile, cumadh, suidheachadh agus deilbh an leasachaidh spèis a thoirt don togalach air liosta no don t-suidheachadh aige.
- b) Bu chòir feum iomchaidh a dhèanamh de stuthan togail traidiseanta gus dèanamh cinnteach nach bi milleadh air feartan an togalaich.
- c) A thaobh togalaichean air liosta tha gach pàirt den togalach air an liosta chan e dìreach an fheadhainn a tha air an ainmeachadh anns a' chunntas liosta: feumaidh iarrtasan a bhith a' comharrachadh a h-uile atharrachadh agus bu chòir feartan a bha ann bho thùs a bhith air an gleidheadh far an gabh a dhèanamh.

3. Leagail thogalaichean air liosta

Cha bhi leagail air a cheadachadh ach ann an suidheachaidhean air leth agus bidh gach slat-tomhais a leanas air a chleachdadh gus measadh am bu chòir togalach air liosta a leagail.

- a) Gun urrainn don neach-leasachaidh sealltainn gun do rinneadh a h-uile oidhirp air dòighean practaigeach a lorg airson an togalach a ghleidheadh, a' gabhail a-staigh margaidheachd agus a thoirt seachad. Feumaidh tagraichean sealltainn gu robh an obair sin a' dol air adhart thar ùine de 6 mìosan aig a' char as lugha.
- b) Gu bheil an neach-leasachaidh air sgrùdadh structair fhaighinn a' nochdadh gu bheil an togalach cunnartach do shlàinte agus sàbhailteachd agus nach eil e comasach air a thoirt air ais gu feum iomchaidh taobh a-staigh crìochan ionmhais reusanta.
- c) Nach do dh'fhàg an neach-leasachaidh àite sam bith gun fheuchainn airson tabhartas-cuideachaidh airson càradh/ath-chleachdadh an togalaich.

Ma dh'fheumar cead leagail, feumar coinneachadh ri na cumhachan a leanas a tha ag iarraidh:

- a) nach fhaodar tòiseachadh a' leagail togalach gus am bi cead dealbhadh airson ath-leasachadh/ath-chleachdadh an làraich air fhaighinn agus cunnraidhean air an dèanamh airson togalach eile a chur na àite no ath-chleachdadh iomchaidh den làrach;
- b) gum innis an neach-leasachaidh do Choimisean Rìoghail nan Làraichean Àrsaidh is Eachdraidheil gu bheil dùil a leagail;
- c) gum bi suas ri trì mìosan air a cheadachadh airson cothrom an togalach air liosta a chlàradh.



Affordable housing	Broadly defined as housing (both rented and owner occupied) of a reasonable quality that is affordable to people on modest incomes.
Amenity	The environmental ambience of an area. Factors that could affect amenity include noise, smell, dust, visual intrusion and general disturbance from vehicular movements.
Archaeologically Sensitive Area	An area where there is a concentration of important archaeological features.
Biodiversity	The variety of all living things in the natural world – all plants, animals and people and the ecological systems of which they are part.
Character	A combination of features which distinguish an area. These may include architectural styles, main uses, landscape type and such like.
Conservation Area	Area of special architectural or historic interest designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Current locations are: Stornoway; Garenin, Carloway (Lewis); Rushgarry (Berneray) and Howmore (South Uist).
Derelict land	Land which has been so damaged by development or use that it is incapable of being developed for beneficial use without rehabilitation, and which is not being used for either the purpose for which it is held or for a use acceptable in the local plan.
Flood Risk Assessment	An assessment carried out to predict and assess the probability of flooding for a particular site or area and recommend mitigation measures including maintenance.
Housing density levels	<p>Due to its more urban nature, higher density levels are more appropriate for Stornoway. For the core area of Stornoway, as shown on the Proposals Map, a minimum of 25 units per hectare will be sought.</p> <p>Outwith the core area of Stornoway a level in the region of 15 – 20 units per hectare is considered appropriate.</p> <p>For housing development in rural areas a reasonably low density level would be expected (generally up to 10 – 15 units per hectare).</p>
Incremental impact	Impact arising from a number of developments which, individually and in themselves, may have insignificant effects but together combine to create a significant impact.
Listed Building	A building of special architectural or historic interest.
Local Housing Strategy	An assessment of housing needs and provision in the Western Isles setting out how the Comhairle and its partners aim to meet these needs and associated economic and social aims.
Local Nature Reserve	An area designated under the National Parks and Access to the Countryside Act 1949, as amended by the Local Government and Planning (Scotland) Act 1982, by a local authority with high natural heritage interest and particular value for education and informal enjoyment of nature by the public.
Local Transport Strategy	Prepared by the Comhairle, setting out its plans and priorities for the development of an integrated transport policy for the Western Isles.
Multiple Occupancy	Multiple Occupancy can cover flats, bedsits, bed and breakfast accommodation, hostels and other communal accommodation such as student residences.
NPPG – National Planning Policy Guidance	Statements of the Scottish Executive policy on nationally important land use and other planning matters, supported where appropriate by a locational framework. Now being revised and replaced by the Scottish Planning Policy series.



Clàr Briathrachais

Taigheadas Saor	Air a mhìneachadh san fharsaingeachd mar taigheadas (gach cuid air mhàl agus le neach-sheilbh/còmhnaidh) ann an staid reusanta a tha saor gu leòr airson daoine air pàigheadh ìosal.
Goireas	Àrainneachd shònraichte a bhuineas do sgìre. Tha nithean a dh'fhaodadh buaidh a thoirt air goireas a' gabhail a-staigh fuaim, fàileadh, dust, milleadh seallaidh agus gluasad charbadan san fharsaingeachd.
Cèarn Cugallach a thaobh Arc-eòlais	Cèarn anns a bheil mòran fheartan arc-eòlach cudromach.
Bith-iomadachd	Na diofar nithean a tha beò ann an nàdar – a h-uile lus, beathach agus duine agus na siostaman eag-eòlasach dham buin iad.
Coltas	Measgachadh de fheartan a tha a' dèanamh àite sònraichte. Dh'fhaodadh iad sin gabhail a-staigh stoidhle ailtireachd, prìomh chleachdaidhean, seòrsa cumadh-tìre agus nithean mar sin.
Àrainn Glèidhteachais	Cèarn le suim ailtireachd no eachdraidheil sònraichte a tha air a shònrachadh fo Achd Dealbhaidh (Togalaichean air Liosta agus Àrainnean Glèidhteachais) (Alba) 1997. Tha na ceàrnaidhean a leanas air an sònrachadh aig an àm seo: Steòrnabhagh; Na Gearannan ann an Càrlabhagh (Leòdhas); Rùisigearraidh (Eilean Bheàrnaraigh) agus Tobha Mòr (Uibhist a Deas).
Fearann trèigte	Fearann a tha air a mhilleadh cho mòr le leasachadh no cleachdadh 's nach gabh feum a dhèanamh dheth gun ath-ghnàthachadh, agus nach eil air a chleachdadh airson an adhbhair a thathas ga chumail no airson adhbhar cleachdaidh iomchaidh a tha sa Phlana Ionadail.
Measadh air cunnart bho thuil	Measadh air a dhèanamh air làrach no ceàrn sònraichte airson tuileachadh a ro-innse agus a mheasadh agus ceuman maothachaidh a mholadh a' gabhail a-staigh cumail suas.
Ìrean Dùmhlachd Taigheadais	Air sgàth gu bheil e nas bailteil, 's e ìrean dùmhlachd nas àirde as freagarraiche airson Steòrnabhagh. Airson a' phrìomh phàirt de Steòrnabhagh, mar a tha air a shealltainn air a' Mhapa Mholaidhean, bithear ag iarraidh 25 aonadan gach heactair aig a' char as lugha. Thaobh a-muigh a' phrìomh phàirt de Steòrnabhagh tha ìre timcheall air 15 – 20 aonadan gach heactair air a mheas iomchaidh. Airson leasachadh taigheadais ann an sgìrean dùthchail bhiodh dùmhlachd an ìre mhath ìosal air a shùileachadh (sa chumantas suas gu 10 – 15 aonadan gach heactair).
Buaidh leantainneach	Buaidh bho ghrunn leasachaidhean aig am faodadh beagan buaidh a bhith, fa leth agus annta fhèin, ach a tha a' tighinn còmhla agus a' cruthachadh buaidh chudromach.
Togalach air Liosta	Togalach de shuim shònraichte a thaobh ailtireachd no eachdraidh.
Ro-innleachd Taigheadais Ionadail	Measadh air feuman agus ullachadh taigheadais anns na h-Eileanan Siar a' comharrachadh mar a tha a' Chomhairle agus a com-pàirtichean an dùil coinneachadh ri na feuman sin agus ri na h-amasan eaconamach agus sòisealta co-cheangailte riutha.
Tèarmann Nàdair ionadail	Àite air a shònrachadh fo Achd Pàircean Nàiseanta agus Cothrom air an Dùthaich 1949, mar a chaidh atharrachadh le Achd Riaghladh agus Dealbhadh Ionadail (Alba) 1982, le ùghdarras ionadail a tha fìor chudromach a thaobh dualchas nàdair agus fìor luachmhor airson foghlam agus tadhal neo-fhoirmeil air nàdar leis a' mhòr-shluagh.
Ro-innleachd Còmhdaidh Ionadail	Air ullachadh leis a' Chomhairle, a' comharrachadh a phlanaichean agus prìomh-amasan airson leasachadh poileasaidh còmhdaidh amalaichte do na h-Eileanan Siar.
Ioma-sheilbh	Faodaidh ioma-sheilbh a bhith a' gabhail a-steach flataichean, seòmraichean-suidhe/cadail, àiteachan-fuirich biadh is bracaist, ostailean agus togalaichean co-choitcheann eile mar àiteachan-fuirich do dh'oileanaich.
NPPG – Stiùireadh Poileasaidh Dealbhaidh Nàiseanta	Aithrisean ann am poileasaidh Riaghaltas na h-Alba air cleachdadh fearainn le cudrom nàiseanta agus cùisean dealbhaidh eile, le taic far am bi e iomchaidh bho frèam làraich. An-dràsta ga ath-sgrùdadh agus sreath Poileasaidh Dealbhaidh na h-Alba ga chur na àite.



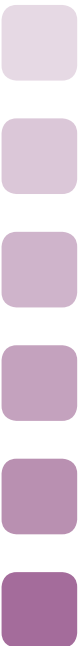
PAN – Planning Advice Note	Produced by the Scottish Executive providing advice on good practice and other relevant information.
Public realm	The space between buildings that is accessible to the public eg. areas of open space, car parks, street furniture/art work.
Scheduled Ancient Monument	Archaeological site or feature of national importance.
Settlement	For the purposes of considering development, a settlement is defined by the main physical concentration of houses, related buildings, gardens, boundary enclosures and street furniture.
Social Enterprise	A business with primarily social objectives whose surpluses are principally reinvested for that purpose in the business or in the community.
Social rented housing	Housing provided at an affordable rent and usually managed locally by a Registered Social Landlord such as a Housing Association, Housing Co-operative or other housing body regulated by Communities Scotland. Social rented stock is also owned and managed by local authorities.
SPP - Scottish Planning Policy	Statements of the Scottish Executive policy on nationally important land use and other planning matters, supported where appropriate by a locational framework. These replace the National Planning Policy Guidance series.
Tree Preservation Order	Mechanism for safeguarding trees and woodland where this appears expedient in the interests of amenity.
Use Classes	<p>Defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.</p> <p>Use class 1: Shops</p> <p>Use class 2: Financial, professional and other services</p> <p>Use class 3: Food and drink</p> <p>Use class 4: Business</p> <p>Use class 5: General industrial</p> <p>Use class 6: Storage or distribution</p> <p>Use class 7: Hotels and hostels</p> <p>Use class 8: Residential institutions</p> <p>Use class 9: Houses</p> <p>Use class 10: Non-residential institutions</p> <p>Use class 11: Assembly and leisure.</p> <p>Types of development not belonging to the above classes are referred to as 'sui generis' uses (eg fun fairs, scrap yards and hot food takeaways.)</p>
Vacant land	Land which is unused or unsightly, or which would benefit from development or improvement etc. The main exceptions are land held for operational needs, agricultural land, urban fringe land and open space within the built up area.
Viability	A measure of capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs.
Vitality	A reflection of how busy a town centre is at different times and in different parts.
Western Isles Spinal Route	Port of Ness – Barvas – Stornoway – Tarbert – Leverburgh – across the Sound of Harris to Berneray – Lochmaddy – Clachan – Gramsdale – Creagorry – Daliburgh (with a spur to Lochboisdale) – Ludag – west coast of Eriskay – Ardmor – west coast of Barra to Castlebay.



Clàr Briathrachais



PAN – Nòta Comhairle Dealbhaidh	Air ullachadh le Riaghaltas na h-Alba a’ toirt comhairle air deagh dhòighean-obrach agus fiosrachadh iomchaidh eile.
Raon Phoblach	Am beàrn eadar togalaichean a tha fosgailte don mhòr-shluagh m.e. raointean fosgailte, pàircean chàraichean, àirneis sràide/obair ealain.
Làrach Àrsaidh Clàraichte	Làrach no comharra arc-eòlach le cudrom nàiseanta.
Baile	Airson beachdachadh air leasachadh, tha baile air a mhineachadh a rèir a’ phrìomh dhùmhachd de thaighean, togalaichean co-cheangailte riutha, gàrraidhean, crìochan agus àirneis sràide.
Iomairt Sòisealta	Gnothachas le amasan sòisealta gu sònraichte agus a’ chuid as motha den chòrr ionmhais air ath-thasgadh airson an adhbhair sin anns a’ ghnòthachas no anns a’ choimhearsnachd.
Taigheadas sòisealta air màl	Taigheadas air a thoirt seachad air màl ìosal agus mar as trice air a riaghladh gu h-ionadail le Uachdaran Sòisealta Clàraichte mar Comann Taigheadais, Co-chomann Taigheadais no buidheann taigheadas eile air a riaghladh le Coimhearsnachdan Alba. Tha stoc air màl sòisealta cuideachd fo sheilbh agus riaghladh ùghdarrasan ionadail.
SPP – Poileasaidh Dealbhaidh na h-Alba	Aithrisean ann am poileasaidh Riaghaltas na h-Alba air cleachdadh fearainn le cudrom nàiseanta agus cùisean dealbhaidh eile, le taic far am bi e iomchaidh bho frèam làraich. Tha iad sin an àite an t-sreath de Stiùireadh Nàiseanta airson Poileasaidh Dealbhaidh.
Òrdugh Gleidheadh Craobhan	Dòigh airson craobhan agus coilltean a dhìon far a bheil seo air fhaicinn iomchaidh airson goireas-taitneis.
Clasaichean cleachdaidh	<p>Air a mhineachadh ann an Òrdugh Dealbhadh Baile agus Dùthcha (Clasaichean cleachdaidh) (Alba) 1997.</p> <p>Clas cleachdaidh 1: Bùthan Clas cleachdaidh 2: Seirbheisean ionmhais, proifeiseanta is eile Clas cleachdaidh 3: Biadh agus deoch Clas cleachdaidh 4: Gnothachas Clas cleachdaidh 5: Gnìomhachais coitcheann Clas cleachdaidh 6: Stòradh no libhrigeadh Clas cleachdaidh 7: Taighean-òsta agus ostailean Clas cleachdaidh 8: Ionadan còmhnaidheach Clas cleachdaidh 9: Taighean Clas cleachdaidh 10: Ionad neo-chòmhnaidheach Clas cleachdaidh 11: Co-chruinneachadh agus cur-seachad.</p> <p>Tha seòrsachan leasachaidh nach buin do na clasaichean shuas air an ainmeachadh mar chleachdadh ‘sui generis’ (m.e faidhricean spòrs, gàrraidhean brisidh agus reic biadh teth airson a thoirt a-mach</p>
Fearann Bàn	Fearann nach eil air a chleachdadh no mì-mhaiseach, no a chuireadh feum air leudachadh no leasachadh msaa. Chan eil sin a’ gabhail a-staigh gu sònraichte fearann a tha air a chumail airson feuman obrach, fearann àiteachais, fearann air iomall baile agus raon fhosgailte taobh a-staigh a’ cheàrn thogalaichte.
Ion-obrachadh	Tomhas air a’ chomas air cur an seilbh leantainneach a thàladh airson cumail, leasachadh agus fàs suas ri feuman a bhios ag atharrachadh.
Beathalachd	Beachd air dè cho trang ‘s a tha meadhan baile aig diofar amannan agus ann an diofar phàirtean.
Slighe cnàimh-droma nan Eilean Siar	Port Nis – Barabhas – Steòrnabhagh – An Tairbeart – An t-Òb – thar Caolas na Hearadh gu Eilean Bheàrnaraigh – Loch nam Madadh – Clachan – Gramsdal – Creag Goraidh – Dalabrog (le spuir gu Loch Baghasdail) – Lùdag – cladach siar Èirisgeigh – Àrd Mòr – cladach siar Bharraigh gu Bàgh a’ Chaisteil.





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