



COMHAIRLE NAN EILEAN SIAR

The Town and Country Planning Scotland Act 1997 – Section 36(1)

Town and Country Planning General Development Procedure Order 2013 Regulation 16

Planning Register – Part 1

Application Details

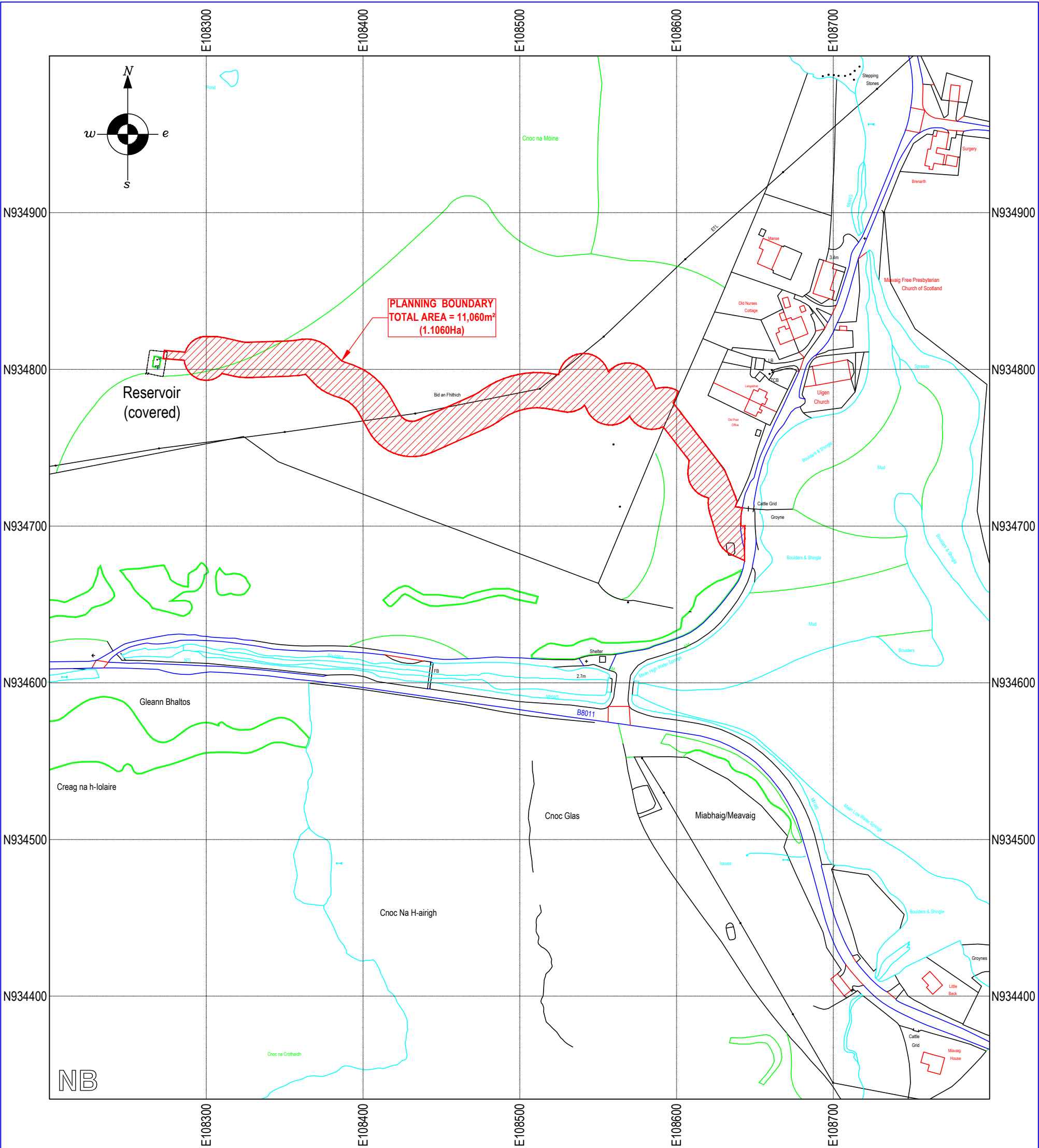
Reference Number	24/00283/PPD
Date registered as valid	09/08/2024
Description of Development	Formation of Access Track
Address or description of location to which the development relates	Scottish Water Access Track, Miavaig, Uig, Isle of Lewis
Co-ordinates	N 934 804, E 108 269
Applicant Name	Scottish Water
Applicant Address	Fairmilehead, 55 Buckstone Terrace, Edinburgh, EX10 6XH
Agent name (if applicable)	Mr Martin Walker
Agent Address (if applicable)	Scottish Water, Fairmilehead, 55 Buckstone Terrace, Edinburgh, EX10 6XH

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

Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

The Online Planning Portal remains unavailable as does our suite of integrated software and hardware systems. In order to enable access by the wider public to application documents and consult upon planning applications, interim systems have been put in place on the temporary website of Comhairle nan Eilean Siar, including a rudimentary facility to display a limited number of documents per application.

Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwick Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula. HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended that in advance of visiting an office to view an application that you make an appointment by sending an email to planning@cne-siar.gov.uk




Site Location Plan

Scale 1:2500 @ A3

Site Centred Co-ordinates N.G.R. NB 108465, 934770

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	REV.	REVISION NOTE		DATE
SCHEME : <div><div>MIAVAIG WTW</div><div>Uig, Isle of Lewis HS2 9HW</div></div>		SCALE(S) :	DATE : JULY 2024	
		1:2500 @ A3	DRAWN : ERL	
			CHECKED :	
TITLE : <div>SITE LOCATION PLAN</div>		DRAWING NO. : <div>23/101/04 PLANNING</div>		



REV.	REVISION NOTE			DATE	INITIALS
 MACVER CONSULTANCY SERVICES		2A STEINSH STORNIOWAY HS2 0AA			
		TEL (01851) 704703 EMAIL malcolm@macverconsultancy.com			
		SCHEME :			
		MIAVAIG WTW Uig, Isle of Lewis HS29HW			
		TITLE :			
PROPOSED ATV ACCESS ROUTE					
FORMAT :	SCALE(S) :		DATE :	JULY 2024	
A1	1:500		DRAWN :	ERL	
A3	1:1000		CHECKED :		
DRAWING NO. :					
23/101/02 PLANNING 'D'					

525391 Uig Meavaig

Archaeological Desk Based Assessment & Walkover Survey:

AOC 70825-6

March 2024



525391 Uig Meavaig – Archaeological Desk Based Assessment & Walkover Survey

On Behalf of:	Scottish Water
National Grid Reference (NGR):	NB 08654, 34675 (eastern terminal end) to NB 08298, 34812 (western terminal end)
AOC Project No:	70825-6
Prepared by:	Lisa Bird
Illustrations by:	Lisa Bird
Date of Fieldwork:	February 2024
Date of Report:	March 2024

This document has been prepared in accordance with AOC standard operating procedures.

Author: Lisa Bird	Date: 3 rd March 2024
Approved by: Mary Peteranna	Date: 13 th March 2024
Report Stage: Final draft	Date: 25 th March 2024

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Abstract

An archaeological desk based assessment and walkover survey was required by Scottish Water in advance of the creation of a proposed vehicular access track between National Grid Reference: NB 08654 34675 to NB 08298 34812 . The survey was required in order to assess and record the nature and extent of any upstanding archaeological remains affected by the Proposed Development.

The location of a stone building, formerly recorded on historical mapping as a smithy, was recorded to the south side of the east end of the track. The structure is a clearly visible site, which can be easily avoided by groundworks. No mitigation is recommended.

1.0 Introduction

- 1.1 An archaeological desk based assessment and walkover survey was required by Scottish Water in advance of the creation of a proposed access track (hereafter referred to as “the Track”) (NGR: NB 08654 34675 (eastern terminal end) to NB 08298 34812 (western terminal end). The aim of the survey was to record the location, extent, and condition of any archaeological assets to provide baseline data in advance of the proposed access track creation and to inform decisions on any further fieldwork or mitigation required.
- 1.2 The survey areas lie within the administrative area of Comhairle Nan Eilean Siar (Western Isles Council), which is advised on archaeological matters by the Western Isles Archaeology Services.
- 1.3 The desk based assessment and walkover survey was undertaken in keeping with the policies outlined in National Planning Framework 4 (2023) and PAN 2/2011 Planning and Archaeology (2011). AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists' (CIfA) *Code of Conduct* (2022), *Regulations of Professional Conduct* (2021), the *CIfA Standards and Guidance for Historic Environment Desk Based Assessments* (2020), *Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment* (2020) and other relevant guidance.

2.0 Project Background

- 2.1 A new access track, (the Track) is proposed in a general north-west-south-east alignment from a generally north-south aligned road, north of the B8011 (NGR: NB 08298, 34812 (western terminal end) to NB 08542 34810 where the alignment changes to roughly east-west to the eastern terminal end (NB 08298 34812) to the east of a covered reservoir (**Figure 1**).
- 2.2 The Track is located in semi-improved grass land parallel to the lochside, and moorland in the upland areas to the west. The topography slopes upwards from 0m above Ordnance Datum (AOD) in the east to c. 65m AOD in the west.
- 2.3 Historically, the area appears to have been located east to west rising land, to the west of Loch Mhiabhag/Ceann Langabhat, north of the settlement of Miabhag.



3.0 Desk-Based Assessment

3.1 Methodology

- 3.1.1 A desk-based assessment was conducted prior to the commencement of the survey in order to assess the archaeological potential of the area based on previously recorded assets and historical documentation. A full review of publicly available historical and archaeological records, aerial photographs and historical maps was conducted using the National Record of the Historic Environment (NRHE) available online via Canmore (<https://canmore.org.uk/>), hosted by Historic Environment Scotland (HES), Pastmap (<https://pastmap.org.uk/map>) hosted by HES which includes data provided by the Western Isles Archaeology Services Historic Environment Record (HER) data, Ordnance Survey and associated Name Books, Historic Environment Scotland's databases, the National Library of Scotland (NLS) (<https://maps.nls.uk/>), statistical accounts and other available records, literary sources and online resources.
- 3.1.2 All heritage assets identified within 500m of the Track have been identified and are detailed in the Gazetteer (Appendix 1) and shown on **Figure 5**.

3.2 Cartographic Sources

- 3.2.1 Historic maps were consulted via the publicly accessible National Library of Scotland online map collection.

a) Plan of the island of Lewis reduced from Mr Chapman's survey

Date: 1807

This map locates the Site within the area known as “*Ardvenish*”. No further detail about the land in the vicinity of the Track is recorded.

b) Ordnance Survey 1st edition (6-inch) (Figure 2)

Ross-shire (Island of Lewis), Sheet 24

Survey date: 1853

Publication date: 1854

This map depicts the Track in land which slopes upwards from the lochside of “*Loch Mhiabhag or Ceann Langabhat*” in the east to rising ground in the west around “*Scáiller Mhor*”. A roughly north-east, south-west aligned area of wetland or more boggy ground is illustrated within the vicinity of the Track, and the map depicting the land within the vicinity of the Track to be moorland or less intensively used land. To the east a Free Church (Asset 1) is annotated. The Church is a Category C Listed Building.

c) Ordnance Survey (25-inch) (Figure 3)

Ross-shire and Cromartyshire - Isle of Lewis XXIV.1

Revised: 1895

Published: 1897

Ordnance Survey 1st edition (6-inch)

Ross and Cromarty - Isle of Lewis Sheet XXIV

Date revised: 1895

Date Published: 1898

These two maps illustrate the Track in land to the west of a loch to the west of a Category C Listed Free Church (Asset 1). The eastern terminal end of the Track appears to be located at a roughly north-south aligned road. A smithy (Asset 13) is annotated at the eastern terminal end of the Track. The Track is depicted within east to west rising moorland in an area annotated as “*Bid an Fhithich*”.

d) Lewis and Harris: main aspects of the vegetation

Date: 1919

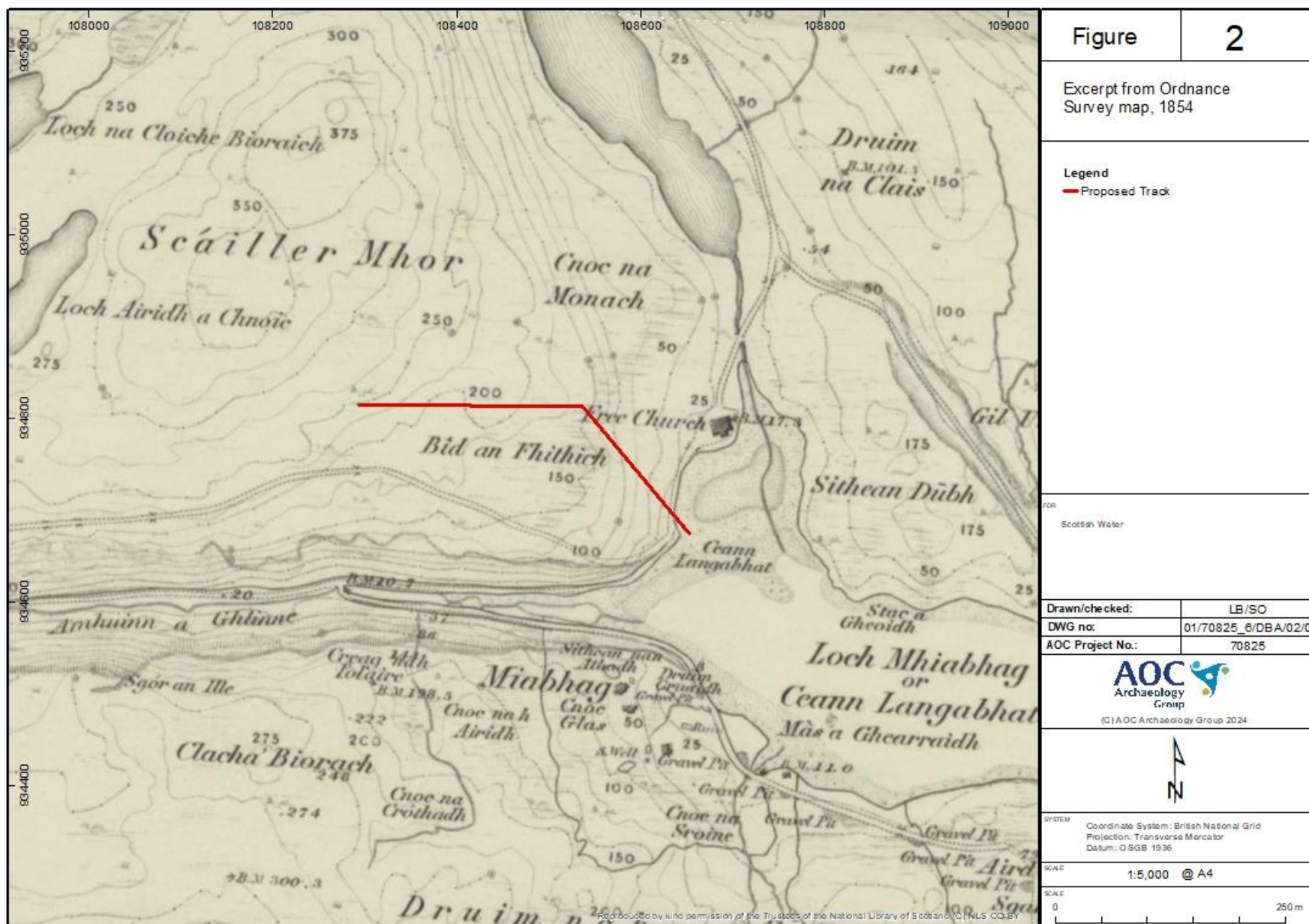
This map records the Track within an area of land recorded as “*Sandy Pasture*” and “*Hill and Fair Pasture*”, to the east of land by the lochside coloured to indicate the presence of “*cultivated land*”.

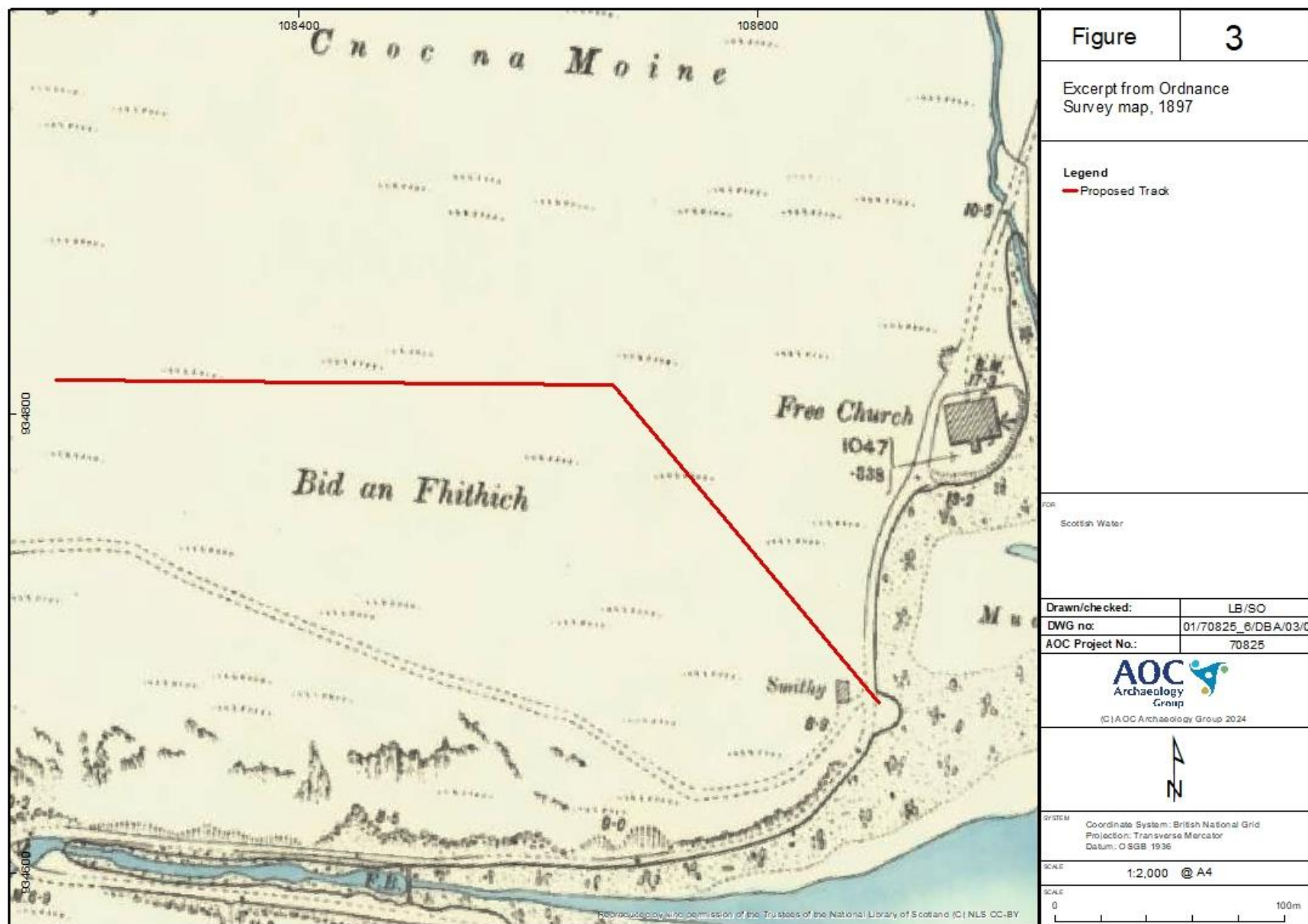
e) Ordnance Survey (1:1250-1:10560) (Figure 4)

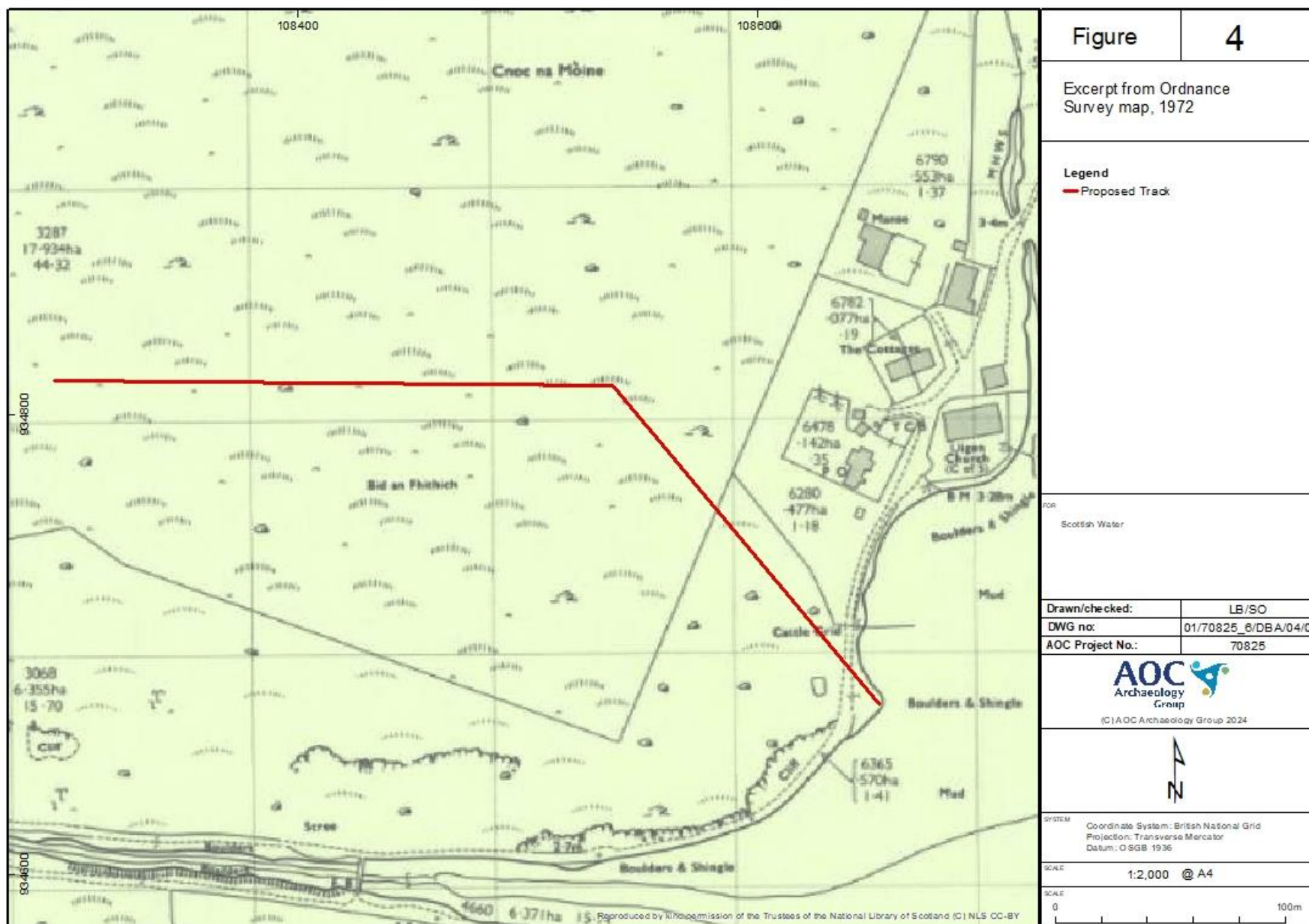
NB0834-NB0934 – AA

Revised: 1971 Published: 1972

This map depicts the Track extending from the lochside across grassland depicted in the vicinity of the eastern portion of the Track into moorland in the vicinity of the western portion of the Track. The grassland and moorland divide is demarcated by a linear feature, likely a wall or field boundary (centred Asset 16). This Track would cut across this feature. An unroofed building is depicted at the eastern terminal end of the Track. This is likely an unroofed smithy (Asset 13), as annotated on earlier maps, or an unroofed black house as reported by the NHRE. A “*cattle grid*” is also annotated at the eastern terminal end of the Track, which may indicate the presence of cattle and a pastoral land use in the vicinity of the Track in the 1970’s.







3.3 Aerial Imagery

- 3.3.1 Aerial imagery was consulted online using imagery available via Pastmap.org.uk and ESRI world imagery.
- 3.3.2 Satellite imagery shows the eastern portion of the Track is located in what appears to be semi-improved, east to west rising land. Outcrops of rock area are visible in this area. A north-south, rectangular, unroofed structure is visible at the eastern terminal end of the Track, representing the smithy (Asset 13) recorded on historic mapping. The western portion of the Track is visible within westward rising moorland with outcrops of rock. The two areas of land are easily identified, and it is likely that a wall or linear feature such as a field boundary, as depicted on the Ordnance Survey map published in 1972 still divides the two areas of land.
- 3.3.3 Google Street View (July 2022) shows the smithy (Asset 13). A modern culvert is visible to the north, on the western side of the road. The culvert appears to be associated with a north-east, south-west aligned water channel to the south of the Track.
- 3.3.4 No LiDAR datasets are currently available online via the National Library of Scotland (NLS).

3.4 Historic Environment Sources

- 3.4.1 HES and the NRHE record two Listed Buildings within 500m of the Track; the Category B Listed Miavaig Bridge (Asset 2) to the south and the Category C Listed Church of Scotland at Miavaig (Asset 1) to the east of the Track. The Bridge (Asset 2) is of uncertain date but is depicted on historic mapping from the 19th century which suggest its presence by at least the mid-19th century. The Church (Asset 1) was constructed c. 1843 and is depicted on historic Ordnance Survey mapping.
- 3.4.2 The NRHE and HER record the unroofed remains of a roughly aligned north-south building (Asset 13) c. 12m south of the eastern terminal end of the Track. The building is annotated on historic Ordnance Survey maps as a “smithy” but also referred to as a black house by the NRHE and HER.
- 3.4.3 Non-designated heritage assets within 500m of the Track include post-medieval settlement and land use assets, as well as modern walkers cairns and undated transport structures. These remains are detailed in Appendix 1 and are shown on **Figure 5**.

3.5 Other Sources

- 3.5.1 The Track lies within the historic parishes of North Uist, Count of Inverness. The Old Statistical Accounts (OSA, MacQueen, 1794) states that the cultivated part of the county includes the land a mile and half from the coastline and describes it as “*pleasant and beautiful*” in summer and autumn, yielding barley and oats as well as rich pasture. Livestock includes horses and cattle, with no sheep recorded in the late 18th century. The parish is documented in the ownership of Lord Macdonald in 1794 and historically in the ownership of the Earls of Ross. About 200 persons from the parish are recorded as emigrating to America between 1771 and 1775 and MacQueen states this was due to increased land rents.
- 3.5.2 The New Statistical Account (NSA, McRea, 1845) records further periods of emigration and specifically mentions that 600 persons emigrated to America in 1828. The landuse within the

parish and ownership of the parish is documented as being unchanged from the late 18th century to 1845.

4.0 Walkover Survey Methodology

- 4.1 The Track was walked systematically by one experienced surveyor. Assets were recorded using written descriptions and high resolution digital photography. Each surveyed asset was given an identifying number and included within the Gazetteer (Appendix 1). The locations of assets were recorded using the ESRI Field Maps mobile app with 1-3m accuracy.

5.0 Survey Results

- 5.1 The survey was carried out on the 20th February 2024 in dry and overcast conditions. Visibility was generally good. The location of Asset 13, recorded on historical mapping as a 'smithy', was clearly visible at the east end of the track. It survives as a dry-stone wall structure, standing up to 1.2m high with an entrance to the south and revetted into the hillside. The site will be easily avoided due to the visibility of it (Plate 1).

6.0 Discussion

- 6.1 The Track is recorded within upwards, westward sloping land, which appear to have been at least partially used for cattle pasture in the past. The unroofed remains of a post-medieval, stone built building (Asset 13) constructed into the hillside is recorded to the south of the eastern terminal end of the Track and a highly visible site that can be easily avoided by groundworks.



Plate 1: View NW across stone building, Asset 13

7.0 Recommendations

- 7.1 National planning policies and planning guidance, HEPS (Scottish Government 2019), NPF4 (Scottish Government 2023) and PAN2/2011 (Scottish Government 2011), as well as the local planning policies outlined in this report, require a mitigation response that is designed to take cognisance of the potential for impacts upon heritage assets and to assess the potential for archaeological remains to survive within the Site and hence allow for any impacts to be mitigated by avoidance or minimisation or where this is not warranted by preservation by record.
- 7.2 Given the limited nature of the Proposed Development, direct impacts are likely to be limited to a 2.5m wide area. This is considered to be a relatively small intervention.
- 7.3 The access track will be constructed to the north of Asset 13, which is easily avoidable due to the visible nature of the structure.

8.0 References

8.1 Bibliographic References

Chartered Institute for Archaeologists (CIfA) 2023. *Universal guidance for archaeological field evaluation*. Available at: <https://www.archaeologists.net/codes/cifa>

CIfA 2022. *Code of Conduct – Professional Ethics in Archaeology*. Available at: <https://www.archaeologists.net/codes/cifa>

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HES 2019. *Historic Environment Policy for Scotland*. Available at: <https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/> MacQueen. A. Rev. 1794. North Uist, County of Inverness, Old Statistical Accounts (OSA), Volume XIII. Available at: https://stataccscot.edina.ac.uk/static/statacc/dist/viewer/osa-vol13-Parish_record_for_North_Uist_in_the_county_of_Inverness_in_volume_13_of_account_1/

McRae, F. Rev. 1845. North Uist, County of Inverness, New Statistical Accounts (NSA), Volume XIV. Available at: https://stataccscot.edina.ac.uk/static/statacc/dist/viewer/nsa-vol14-Parish_record_for_North_Uist_in_the_county_of_Inverness_in_volume_14_of_account_2/

Scottish Government 2011. *PAN 2/2011 Planning and Archaeology*.

Scottish Government 2023. *National Planning Framework 4*.

8.2 Cartographic References

The following historic maps are publically available online via the National Library of Scotland website (<https://maps.nls.uk/>):

Chapman, J. 1807. Plan of the island of Lewis reduced from Mr Chapman's survey

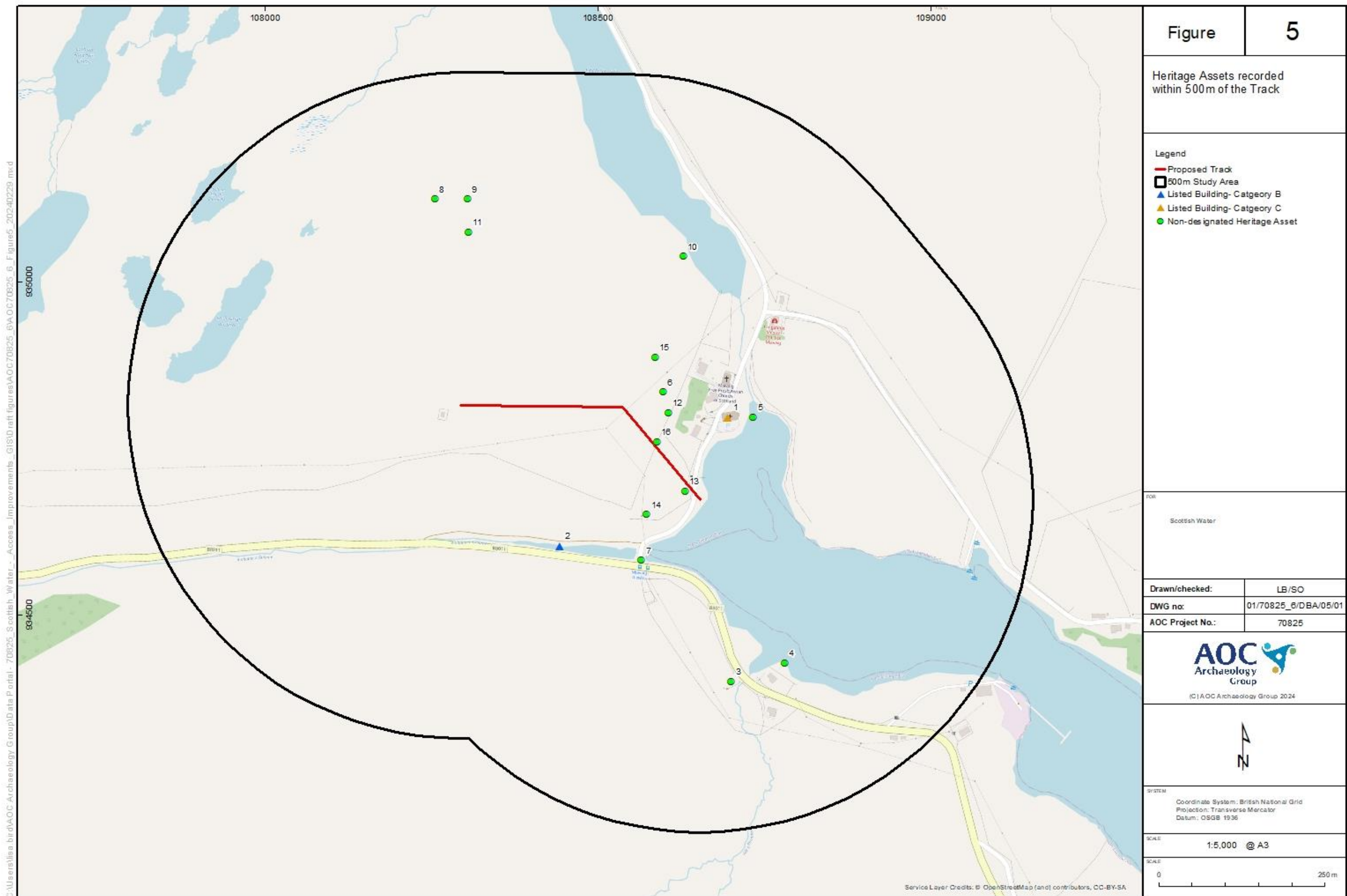
Ordnance Survey. 1854. Ross-shire (Island of Lewis), Sheet 24 Survey date: 1853, Publication date: 1854

Ordnance Survey. 1897. Ross-shire and Cromartyshire - Isle of Lewis XXIV.1
Revised: 1895, Published: 1897

Ordnance Survey. 1898. Ross and Cromarty - Isle of Lewis Sheet XXIV Date revised: 1895, Date Published: 1898

Hardy, M.E. 1919. Lewis and Harris: main aspects of the vegetation

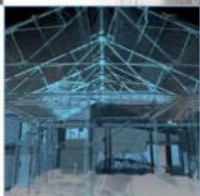
Ordnance Survey. 1972. NB0834-NB0934 – AA Revised: 1971, Published: 1972



Appendix 1 Gazetteer

Asset No.	Name	NRHE Reference	HER Reference	Form	Description	Alignment	Condition	Period	Easting	Northing
1	CHURCH OF SCOTLAND AT MIAVAIG, UIG	LB18670/NB03SE 46	MWE146966	Listed Building-Category C	Built circa 1843 as Free Church, on re-claimed land at head of sheltered sea loch. Said to have been reduced in size, circa 1900 or earlier, window sizes and unusual steel-trussed roof members - point to major alterations having taken place long after 1843. Plain gabled box-type church; dry-dashed, painted detailing and ingoes of large rectangular windows; slate roof. West entrance gable has painted doorway and window over (coloured glass in latter), apex belfry. Plain interior, with timber V-lining to walls, handsome pulpit (?an import) with pilastered back-board and canopy over. Rubble perimeter/retaining wall bounds site. Statement of Special Interest Ecclesiastical building in use as such. Listed for its historic interest only, having been built in the same year as the Disruption and in defiance of the landowner (Stewart-MacKenzie) who would not grant land for a site.			Post-medieval	108696	934797
2	MIAVAIG BRIDGE	LB19270/NB03SE 8	MWE4045	Listed Building-Category B	"Pack-horse" - type clapper bridge of uncertain date; probably 19th century, though construction of a road towards Loch Roaig was contemplated in the late 18th century. Bridge has narrow pathway, but is impressive (less so since rocky embankment of present main road now obscures part of its length); 3 small flat-lintelled openings - 2 smaller ones set above the third - in large expanses of walling, allowing tidal inflow/outflow from long, shallow sea inlet. Built of pinned large rubble blocks laid in regular courses, low ledges rebuilt/repared in concrete and in rubble, and topped by low wrought-iron (ie not wire) fence of comparatively early date.			Post-medieval	108443	934604
3	LEWIS, MIAVAIG	NB03SE 9	MWE4046	HEAD DYKE, TOWNSHIP	A township comprising three roofed buildings, one partially roofed building, three unroofed buildings, one of which is annotated as a Ruin, two enclosures and a head-dyke is depicted on the 1st edition of the OS 6-inch map (Ross-shire, Island of Lewis 1854, sheet 24). One unroofed, two roofed buildings and the fragmentary remains of the head-dyke are shown on the current edition of the OS 1:10000 map (1974).			Post-medieval	108700	934400
4	MIABHAIG	NB03SE 106		PIER	Recorded during an aerial survey by HES in 2016			Period Unassigned	108780	934428
5	MIABHAIG	NB03SE 107		PIER	Recorded during an aerial survey by HES in 2016			Period Unassigned	108733	934797
6	MIAVAIG VILLAGE	NB03SE 66	MWE140546	SETTLEMENT	Western Isles Smr Note settlement			Modern	108597	934835
7	MIAVAIG	NB03SE 67	MWE140547	FOOTBRIDGE	Western Isles Smr Note foot bridge			Modern	108565	934582
8	SGAILLER MHOR, UIG, LEWIS	NB03NE 145	MWE149574	CAIRN	Cairn This modern cairn measures 1m square and stands 2m high. Burgess and Church 1996, 47			Modern	108255	935125
9	SGAILLER MHOR, UIG, LEWIS	NB03NE 146	MWE149575	CAIRN	Walkers' cairn This walkers' cairn measures 1m in diameter and stands 1.6m high. Burgess and Church 1996, 47			Modern	108304	935125

Asset No.	Name	NRHE Reference	HER Reference	Form	Description	Alignment	Condition	Period	Easting	Northing
10	LOCH SGAILLER, MIABHAIG, UIG, LEWIS	NB03NE 147	MWE149623	WALL	dyke, wall Stone wall standing 0.5 - 1m in height on west shore of Loch Sgailier Burgess and Church 1996, 47			Period Unassigned	108628	935039
11	SGAILLER MHOR, UIG, LEWIS	NB03NE 148	MWE149578	CAIRN	cairn measuring 1m in diameter, this circular setting of stones is the basis of a modern walkers' cairn Burgess and Church 1996, 47			Modern	108305	935075
12	MIABHAIG, UIG, LEWIS	NB03SE 78	MWE149606	DYKE	Dyke this grass covered wall runs for 35m in a west -east direction Burgess and Church 1996, 5304			Period Unassigned	108605	934804
13	MIABHAIG, UIG, LEWIS	NB03SE 81	MWE149619	BLACKHOUSE, SMITHY	Enclosure/blackhouse This sub-rectangular drystone construction stands 7 courses high. Measuring 5m x 4m externally, this building has one entrance in its south wall. Burgess and Church 1996, 56 Identified locally as former smithy. MML 11.2.2008			Post-medieval	108631	934686
14	MIABHAIG, UIG, LEWIS	NB03SE 82	MWE149577	WALL	Dyke- remains of old wall following current fence line Burgess and Church 1996, 57			Period Unassigned	108573	934651
15	CNOC NA H-AIRIGH, UIG, LEWIS	NB03SE 90	MWE149668	ENCLOSURE, SHIELING	Enclosure/ shieling Directly to the south of large boulder with a roughly rectangular top surface, is a sub rectilinear setting of small stones measuring 2 m square. The area is somewhat sheltered by spurs running towards Loch Sgailier. The stones are overgrown and partially embedded in surrounding peat. Field walking 31.3.95 Burgess and Church 1996, 64			Post-medieval	108586	934887
16	Linear Feature			Linear Feature	A roughly NE-SW aligned linear feature, which changes alignment at its southern end to NW-SE is depicted in the vicinity of the Track on the Ordnance Survey map of 1972. The linear feature appears to correlate to the location where land use appears to change on aerial photography. The feature may be a field boundary or wall or the remains of a head dyke. Centre point recorded.			Period Unassigned	108588	934760



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