



# 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

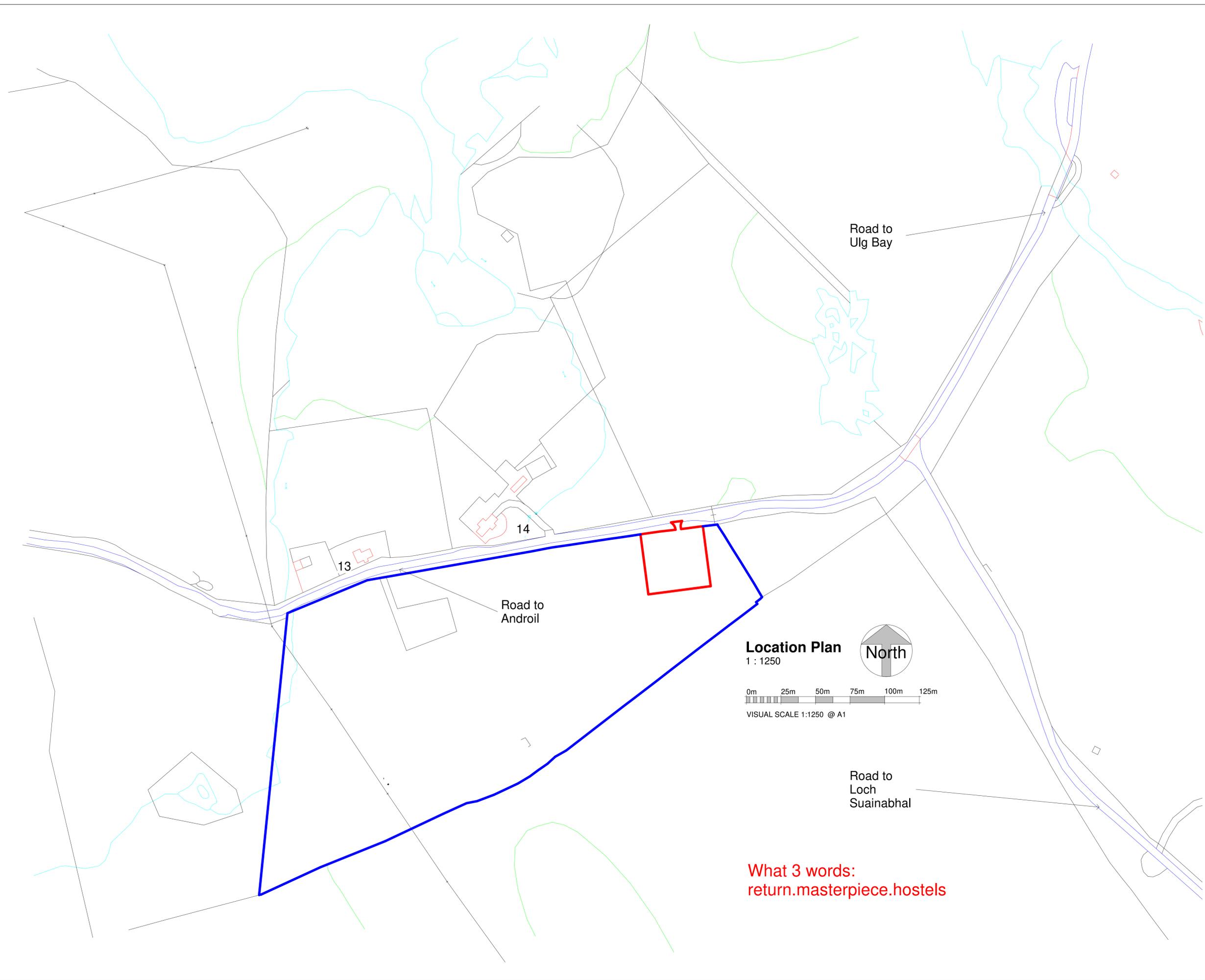
Reference Number	24/00284/PPD
Date registered as valid	22 August 2024
Description of Development	Erect house; create access; private drainage system; temporary siting of caravan and container during construction
Address or description of location to which the development relates	13B Ardroll, Uig, Isle of Lewis
Applicant Name	Mr & Mrs D Mattinson
Applicant Address	27A Brue, Isle of Lewis, HS2 9EU
Agent name (if applicable)	Scott Hunter, T Fleming Homes Ltd
Agent address (if applicable)	Fleming Homes, Station Road, Duns, TD11 3HS

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](mailto:planning@cne-siar.gov.uk)



  
**FLEMINGHOMES**  
 Station Road, Duns, Berwickshire, UK,  
 TD11 3HS  
 Telephone: (01361) 883 785  
 Fax: (01361) 883 898  
 Email: enquires@fleminghomes.co.uk  
 www.fleminghomes.co.uk

**PROJECT:**  
 Erection of Dwelling House  
**FOR:**  
 Mr and Mrs Mattinson  
**SITE:**  
 Croft 13  
 Androil  
 Isle of Lewis  
 HS2 9EU

**Planning Issue Drawings**

THIS DRAWING IS COPYRIGHT  
 It is the responsibility of the customer and contractor appointed for the final design of electrical, bathroom, kitchen and utility fittings. Those indicated by Fleming Homes Ltd. are demonstrative for building control purpose only.  
 Only scale for Planning purposes.  
 Dimensioned wallplate layout plan will be provided.  
 Dimensions given are structural unless noted otherwise.  
 It is the entire responsibility of the customer to have ground conditions checked prior to start of work and have foundations designed accordingly.

Rev	Description	Date
A	Amended for Validation obs.	20.08.24

SCALE	PAPER	DRAWN	CHECKED	DATE
1:1250	A1	WJH	SRH	01.08.24

<b>DRAWN REF:</b>	<b>CONTRACT NUMBER:</b>
6242.PL3	2212

**Site Plan**

1 : 200

Site Area: 1989.76m<sup>2</sup>



VISUAL SCALE 1:200 @ A1



Stock fencing to boundary.

Stock fencing to boundary.

Gate

Cattle grid

Gate 12

Survey Station B  
105527.954  
932248.735  
11-230

Culvert 11

Survey Station A  
105425.830  
932236.982  
12.010

4 no. 900x900mm slabs for refuse storage

Gravel Driveway.

Mobile home location for living on Site during duration of the build.

Stock fencing to boundary.

Native shrubs interspersed with Alder and Willow trees

Stock fencing to boundary.

External drying area.

Peat depth varies from 0.1m to 0.5m.

13  
Grass

Grass

20ft Shipping container location for Storage during build duration.

Native shrubs interspersed with Alder and Willow trees

Station Road, Duns, Berwickshire, UK,  
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1 : 200	A1	WJH	SRH	23.07.24

<b>DRAWN REF:</b> 6242.PL2	<b>CONTRACT NUMBER:</b> 2212
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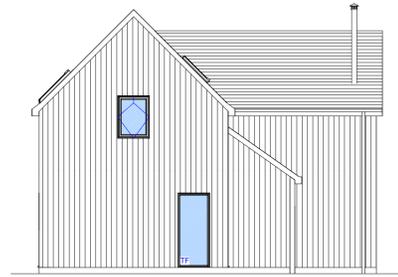


**North Elevation**

1 : 100

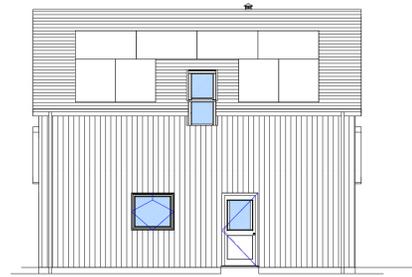


VISUAL SCALE 1:100 @ A1



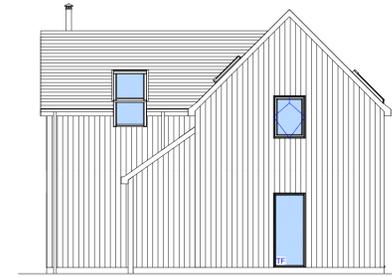
**East Elevation**

1 : 100



**South Elevation**

1 : 100

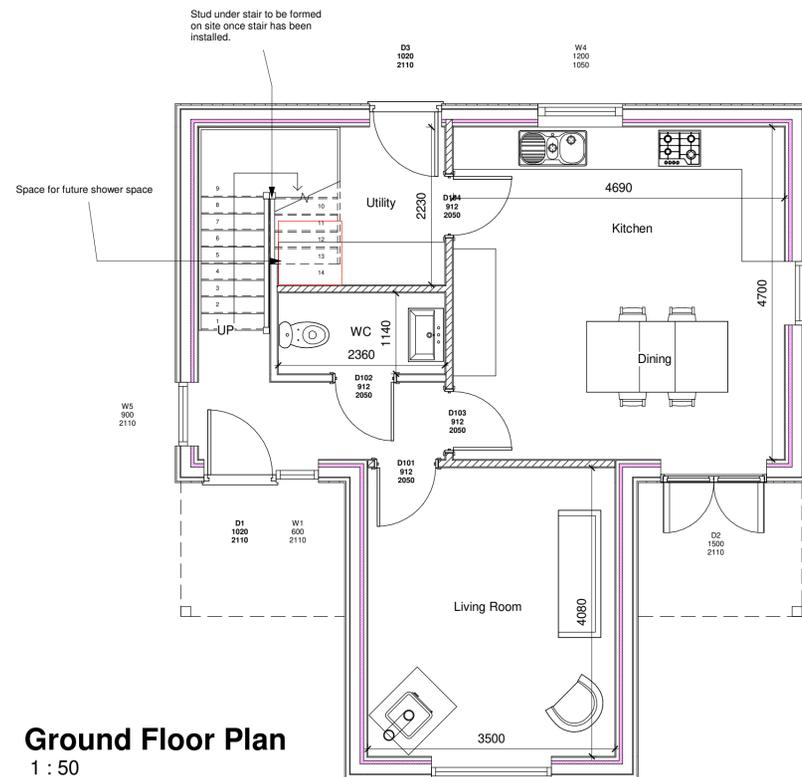


**West Elevation**

1 : 100

**Material List:**

- Walls - Vertical Timber Cladding.
- Roof - Slate.
- Windows - UPVC Double Glazed. Grey Colour.
- Doors - UPVC Double Glazed. Grey Colour.



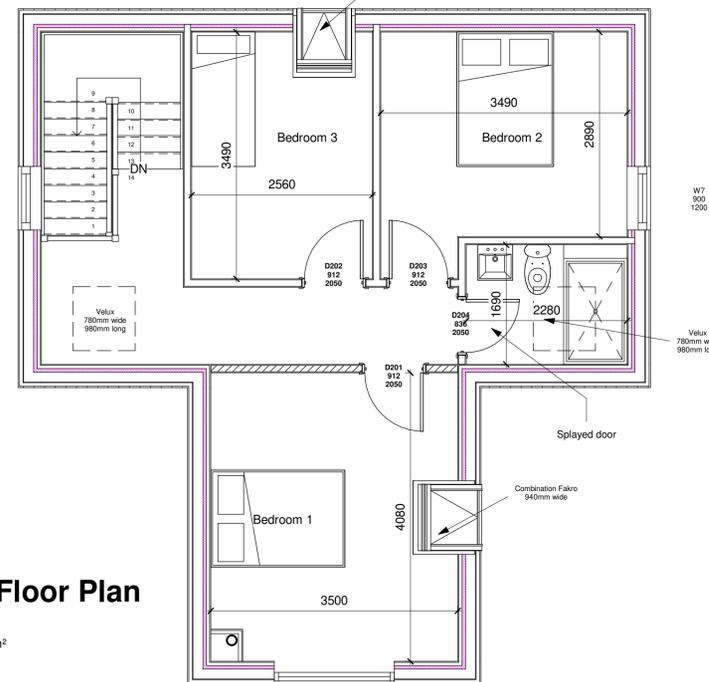
**Ground Floor Plan**

1 : 50

Area = 53.7m<sup>2</sup>



VISUAL SCALE 1:50 @ A1



**First Floor Plan**

1 : 50

Area = 53.7m<sup>2</sup>

**Zero Carbon & Renewable Technology:**

- Solar PV panels have been shown to the roof.
- Mechanical Ventilation Heat Recovery Unit will be installed for the build. This position of this will be dictated by Specialist after design is created.
- An Air Source Heat Pump will possibly be installed. This will depend on the outcome of the heating requirement that will be noted from the SAP calculations during the Building Warrant process.
- A Waste Water Heat Recovery unit may be installed.

  
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As indicated	A1	WJH	SRH	23.07.24
DRAWN REF:		CONTRACT NUMBER:		
6242.PL1		2212		