



Comhairle Nan Eilean Siar  
C/o Fraser Architecture LLP  
3 Eabhal Business Park  
Balivanich  
Benbecula  
HS7 5AD

## COMHAIRLE NAN EILEAN SIAR

Sandwick Road, Stornoway, HS1 2BW

Rathad Shanndabhaig, Steornabhagh, HS1 2BW

Telephone 01870604990

Fax

e-mail [mferguson@cne-siar.gov.uk](mailto:mferguson@cne-siar.gov.uk)

Writer Morag Ferguson

Our Reference 21/00464/PPD

Your Reference

Date 15 November 2024

Issued by email only to:  
[robert@fraserarchitecture.co.uk](mailto:robert@fraserarchitecture.co.uk)  
cc [laura@atlantic58.co.uk](mailto:laura@atlantic58.co.uk)

Dear Sir/Madam

### DISCHARGE OF CONDITION(S)

**APPLICATION REFERENCE NO:**

21/00646PPD

**TYPE OF APPLICATION:**

Planning Permission (Detailed)

**LOCATION OF DEVELOPMENT:**

Sub-Orbital Vertical Launch Spaceport Facility

**PROPOSAL:**

Construction of sub-orbital vertical launch spaceport, including access road, fencing, launch pad with demountable Launch tower, water and liquid storage tanks with associated services and infrastructure, repair and use 1no former Farm building for storage, water pumps and communications Facility, stabilize 1no derelict former farm building, upgrade to existing farm track and water crossing, vehicle parking and periodic intermittent siting of storage containers.

I refer to the above planning permission and to **suspensive conditions 9**, detailed overleaf, to which the permission is subject.

A **Construction Environment Management Plan (CEMP)** document was submitted, by Atlantic 58, under cover of email dated 13 November 2024. Consultation on same was undertaken with the Archaeology and Environmental Health services of Comhairle nan Eilean Siar and with NatureScot.

The CEMP document runs to 165 pages and is a comprehensive statement of measures to protect the environment for the planned duration of the Enabling Works Contract.

The CEMP includes the required **Construction Mitigation Register**.

It is noted that Atlantic 58 has been appointed as the **Construction Environment Manager**.

An **Otter Protection and Monitoring Plan** and other EPS surveys (Bats) have been undertaken, with appropriate monitoring and protective measures identified in the plan.

The Enabling Works contract is scheduled to commence on 18 November 2024 to enable completion ahead of the 2025 bird breeding season (21 week contract). The works are programmed to avoid the bird breeding season, but the CEMP includes a commitment to provide the **Corncrake Habitat Management Plan** and **Breeding Bird Protection Plan** if there is slippage and ground works are likely to stray into the bird breeding season.

It is therefore concluded that the CEMP is sufficient to meet the pre-commencement requirements of Planning Condition 9 subject to the following proviso:

- The Developer is required to report in writing to the Comhairle as Planning Authority, the progress of the construction works against programme at the end of week 16 of the enabling works contract. This is to enable monitoring of progression with the enabling works contract and to determine if the works are likely to continue into the Bird Breeding season (30 April 2025), in which instance a Breeding Bird Protection Plan and Habitat Management Plan require to be provided in sufficient time to allow their review by the Planning Authority in consultation with NatureScot.

It is noted that the CEMP is a live document which will be updated as the project progresses.

In the meantime, please confirm for diaries, the actual project progress reporting date (i.e. the end of week 16 of the enabling works contract).

Yours faithfully



Morag Ferguson  
Planning Manager (Development Management)  
Chief Executive's Department

#### **15 November 2024 - Discharge of Conditions:**

##### **Condition 9**

**No development shall take place unless and until the following have been submitted to and approved in writing by the Comhairle as planning authority: -**

- **A Construction Environment Management Plan, which shall include: -**
  - **an Otter Protection and Monitoring Plan, which shall include a pre-construction otter survey;**
  - **a Corncrake Habitat Management Plan; and**
  - **a Breeding Bird Protection Plan.**
- **A Construction Mitigation Register, which shall detail mitigation commitments and identifying the measures proposed for ornithological, ecological, cultural heritage and hydrological receptors, providing details of key sensitivities present, and the scheduling of works and responsibilities for ensuring that these commitments are fully met, including but not limited to the mitigation measures proposed for the installation of the replacement culvert.**
- **Arrangements for the appointment and main responsibilities of a Construction Environment Manager. The appointment shall be in place before any works take place on site in relation to the development hereby permitted and throughout the construction phase of the development.**

*Reason To enhance biodiversity and protect the natural environment, including populations of European and UK protected species.*