

## SCHEDULE OF PROPOSED CONDITIONS

<b>Condition 1</b>	<b>The development to which this planning permission relates must be commenced not later than the expiration of three years beginning with the date on which this permission is granted.</b>
<i>Reason</i>	<i>To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.</i>
<b>Condition 2</b>	<b>This planning permission shall expire on 30 June 2042. On or before the expiry of this permission, the development to which this permission relates shall cease and all the buildings, plant, machinery, loose rock and rubble associated with the development shall be removed and the site restored in accordance with a restoration, reinstatement and management plan and timescale which shall have been submitted to and approved by the Comhairle as Planning Authority at least one year before cessation, unless a renewal of planning permission has previously been granted. The information in the restoration, reinstatement and management plan should show in section and plan the proposed final form of the restored quarry and its relationship to the surrounding landform, and shall be accompanied by a detailed methodology for reinstatement that takes into account the actual nature and quantities of materials available.</b>
<i>Reason</i>	<i>To limit the duration of the development, including site restoration works, in the interests of the visual amenity.</i>
<b>Condition 3</b>	<b>No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant and approved by the Comhairle as Planning Authority. No groundworks shall commence until all stages of assessment have been undertaken.</b>
	<b>The programme of work should initially take the form of an archaeological desk-based assessment (DBA) augmented by a walkover survey. This assessment will inform any further mitigation strategy that may or may not be required. Further mitigation strategies could include, but are not limited to watching briefs, environmental sampling, or archaeological excavation.</b>
	<b>The applicant should commission an archaeological DBA of relevant existing historic environment data in order to accurately assess the nature of any remains and make suitable recommendations with regard to the development. This should be undertaken in line with an agreed project design or method statement, as set out within the WSI. A specific project brief for the DBA can be requested from the Comhairle Archaeology Service.</b>
	<b>Upon completion, a copy of the archaeological DBA and results of the walkover survey should be sent to the Archaeology Service for comment and confirmation of whether further mitigation will be required.</b>
<i>Reason</i>	<i>To ensure proper recording and protection of items of archaeological interest.</i>
<b>Condition 4</b>	<b>Notwithstanding the details submitted with the application, no site clearance works for the area of the proposed quarry extension shall take place until an updated restoration management plan has been submitted to and approved in writing by the Comhairle as Planning Authority. This updated plan shall specifically include measures to ensure that the peaty soils are stored in such a way as to make them fit for use in final restoration proposals. Thereafter, all site clearance works and development within the site shall take place in accordance with the updated restoration management plan as approved.</b>
<i>Reason</i>	<i>To minimise the impact of the development on peat and peaty soils.</i>

**Condition 5** No development shall take place until a scheme and programme of measures for the suppression of dust, have been submitted to and approved by the Comhairle as Planning Authority. The scheme shall include inter alia:

- (a) The suppression of dust caused by the moving and storage of soil and overburden, stone and other materials within the site.
- (b) measures for efficient dust control from drilling rigs and other plant operating within or engaged in transporting minerals won or processed at the site
- (c) Provision for monitoring and review of the scheme.

No works on site shall take place unless in compliance with the approved scheme and programme of measures.

*Reason* In order to safeguard the safety and amenities of people and structures in the area.

**Condition 6** No blasting shall be carried out on the site unless in accordance with a Blasting Management Plan, which shall have first been submitted to and agreed in writing by the Comhairle as Planning Authority. If blasting is permitted it will be subject to the following conditions:

1. Except as may be necessary for reasons of safety, no blasting shall be carried out other than between 0900 hours and 1630 hours on Mondays to Fridays and between 0900 hours and 1300 hours on Saturdays. The developer shall inform the Planning Authority in writing within 48 hours of any occurrence outside these times, together with an explanation.
2. Blasting shall be undertaken in such a manner to ensure that ground vibration, measured as a maximum of three mutually perpendicular directions taken at the ground surface, does not exceed a peak particle velocity (ppv) of 9mm per second in 95% of all blasts measured over any continuous 6 month period and no single blast shall exceed a ppv of 12mm per second. The measurement is to be taken at or near the foundations of any residential property not owned by the quarry owner or operator.
3. No secondary blasting shall be carried out on the site except with the prior written agreement of the Comhairle as Planning Authority.
4. Unless otherwise agreed in writing by the Comhairle as Planning Authority and unless as may be necessary for reasons of safety, the number of blasting episodes shall not exceed two in anyone day.
5. All individual blasts shall be designed, managed and implemented to minimise the extent of air overpressure resulting from blasts. If air overpressure exceeds 120dB at any nearby residential property not owned by the applicant the Comhairle as Planning Authority shall be informed within 7 days and the design, management and implementation of the blasts must be reviewed and revised in accordance with the findings of such review prior to any further blasting being undertaken at the site.
6. An audible warning shall be given prior to the commencement of any blasting operations.
7. No blasting shall take place unless in accordance with a Blasting Notification Management Plan, which has first been submitted to and agreed in writing with the Comhairle as Planning Authority. The Plan shall set out the methods of notification of when blasting is due to take place (including by physical notice on and near the site, and by other means, such as maildrop, emails, telephone, text alerts, website notices) and the advance timings of those notifications that shall be provided, including for the occupiers of the nearest noise sensitive properties.

*Reason* To protect the amenities of local residents and the local environment.

- Condition 7** With the exception of temporary operations as defined under the Condition 8 below, during the permitted hours of operation the free-field equivalent continuous noise level (LAeq 1hr) due to site activities shall not exceed 55dB free field (Daytime, 07.00 – 19.00), as measured at any existing inhabited dwelling house.
- Reason* To protect the amenities of local residents.
- Condition 8** During the permitted hours of operation the free-field equivalent noise level (LAeq 1hr) due to temporary operations (defined as soil/overburden/placement stripping and restoration activities) shall not exceed 70dB free field which measured at the nearest existing inhabited dwelling house.
- Reason* To protect the amenities of local residents.
- Condition 9** The best practicable means shall be used to minimise noise from reversing warning devices which are fitted to mobile plant and vehicles on the site. This may include fitting broadband directional alarms to vehicles.
- Reason* To protect the amenities of local residents.
- Condition 10** No development shall take place unless details (location, height, position and design) of any external lighting within the site, has been submitted to and approved in writing by the Comhairle as Planning Authority. The details shall demonstrate that light spillage would be contained within the site and shall be the minimum necessary for health and safety. Thereafter, the external lighting shall be installed and operated only in accordance with the details as approved.
- Reason* In the interests of the visual and local amenities of the area, in accordance with the Outer Hebrides Local Development Plan 2018 Policy ED5.
- Condition 11** No part of the development to which this planning permission relates to shall involve quarrying or excavation works below the level of the A888 road which adjoins the southern boundary.
- Reason* For clarity and the avoidance of doubt, to ensure the proper working of the site.
- Condition 12** Throughout the life of the development, drainage measures shall be installed to prevent water from flowing from the site and its access onto the highway.
- Reason* In the interests of road safety.
- Condition 13** All vehicles associated with the development of the site (including its operation) shall be parked within the site and sufficient turning space shall be provided within the curtilage of the site to enable all such vehicles to enter and leave the site in forward gear.
- Reason* To ensure adequate provision is made for parking clear of the highway in the interests of road safety.
- Condition 14** No excavation works shall take place within the extended area of the quarry until a stock-proof fence of at least one metre in height has been erected along the boundary of the extended area. Such fence shall be marked appropriately with safety signs identifying the existence of the quarry and shall be maintained through the life of the development.
- Reason* In the interests of public safety.
- Condition 15** No development shall take place until details of the materials to be used for the external walls, roofs, windows and doors of the workshop building hereby permitted have been submitted to and approved in writing by the Comhairle as Planning Authority. The development shall be undertaken in accordance with the details as approved.
- Reason* In the interests of the character and appearance of the area.

<b>Condition 16</b>	<b>No development shall take place until a Water Management Plan for the site, which shall include details of surface water drainage, has been submitted to and approved in writing with the Comhairle as Planning Authority. Thereafter, the management of water within the site, including surface water drainage, shall be in accordance with the plan as approved.</b>
<i>Reason</i>	<i>To prevent flooding and in the interests of water quality, in accordance with the Outer Hebrides Local Development Plan 2018 Policies EI1, EI2 and EI3.</i>

### **Informatives**

1. **Birdlife:** The attention of the developer is drawn to the provisions of the Wildlife and Countryside Act 1981 in respect of the protection of birds and their nests. It is recommended that a walk-over survey is undertaken before any works are carried out on site within the bird nesting season (March to August) with further advice sought from NatureScot or an ecologist, if required ([NatureScot - Advice on Birds](#)).
2. **Biodiversity:** In Scotland, biodiversity has decreased dramatically in recent decades. All development should avoid damage to and loss of nature and, where possible, help to restore it. Developers are encouraged to apply the principles and measures set out in the [NatureScot - Developing with Nature guidance](#) and incorporate features and measures that will be of benefit to nature.
3. **Drinking Water Protected Area:** The proposed activity falls within a drinking water catchment where a Scottish Water abstraction is located. Scottish Water abstractions are designated as Drinking Water Protected Areas (DWPA) under Article 7 of the Water Framework Directive. Loch An Duin, Northbay supplies Barra Water Treatment Works (WTW) and it is essential that water quality and water quantity in the area are protected. In the event of an incident occurring that could affect Scottish Water they should be notified immediately using their Customer Helpline number **0800 0778 778**.

This should be of low risk to water quality, however any contractor compounds should be sited in a suitable location and Scottish Water should be contacted at [protectdwsources@scottishwater.co.uk](mailto:protectdwsources@scottishwater.co.uk) to be advised where this will be with a detailed map of the location. Also care should be taken on site to manage any run off and the risk from hydrocarbon leaks and spills. Spill kits, bombs and plant nappies must be in place within the compound and also in all plant being used.

Scottish Water have produced a list of precautions for a range of activities. This details protection measures to be taken within a DWPA, the wider drinking water catchment and if there are assets in the area. Please note that site specific risks and mitigation measures will require to be assessed and implemented. These documents and other supporting information can be found on the activities within Scottish Water's catchments page of their website at [www.scottishwater.co.uk/slm](http://www.scottishwater.co.uk/slm)

The fact that this area is located within a drinking water catchment should be noted in future documentation. Also anyone working on site should be made aware of this during site inductions.