

SCHEDULE OF PROPOSED CONDITIONS

Condition 1	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.
<i>Reason</i>	<i>To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.</i>
Condition 2	Notwithstanding the details shown on the submitted Site Layout Plan (Approved Drawing 02B), no development shall take place until details of the proposed hard landscaping works, including the routes of the proposed footpaths and the precise location of the seating area, have been submitted to and approved in writing by the Comhairle as Planning Authority. These details shall specify a minimum buffer distance of 6m between the proposed development and the adjacent watercourse.
<i>Reason</i>	<i>To avoid adverse impact on the water environment, in accordance with Policy EI3 of the Outer Hebrides Local Development Plan 2018.</i>
Condition 3	No occupation of the chalet units on the site to which this planning permission relates shall take place unless access has been provided to the public road, the existing fence to the south of the site has been realigned, and space has been provided within the site for bin storage and the parking and turning of vehicles, all as indicated on the submitted Site Plan (Approved Drawing 02B). Such space shall be kept clear of obstructions and retained only for the parking and turning of vehicles and the storage of bins throughout the life of the development.
<i>Reason</i>	<i>In the interests of road safety and the convenience of other road users, in accordance with the Outer Hebrides Local Development Plan 2018 Policy PD2.</i>
Condition 4	No occupation of the chalet units on the site to which this planning permission relates shall take place until surface water drainage has been installed within the site, in accordance with a scheme that has first been submitted to and approved in writing with the Comhairle as Planning Authority. These details shall specify the use of porous surfacing materials for the access road and parking areas within the site, with any paved areas laid to allow surface water run-off between the paving.
<i>Reason</i>	<i>To prevent flooding, in accordance with the Outer Hebrides Local Development Plan 2018 Policy EI1.</i>
Condition 5	No occupation of the chalet units on the site to which this planning permission relates 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.
<i>Reason</i>	<i>In the interests of the visual and local amenities of the area, in accordance with the Outer Hebrides Local Development Plan 2018 Policies PD1 and ED3 and the Supplementary Guidance on Caravans, Huts and Temporary Buildings 2021.</i>
Condition 6	No occupation of the chalet units on the site to which this planning permission relates shall take place for a period exceeding 28 days by the same person or persons, per occupation, with no return within 28 days.
<i>Reason</i>	<i>To prevent the use of the chalet units for permanent or long-term residential use and to ensure that development remains available for use as tourism accommodation, in accordance</i>

with the Outer Hebrides Local Development Plan 2018 Policy ED3 and the Supplementary Guidance on Caravans, Huts and Temporary Buildings 2021.

Condition 7 **This planning permission shall expire on 31 May 2034. By the stipulated expiry date, (or within one month of the use of the site ceasing, if that occurs before the stipulated expiry date) the chalet units, hardstanding and fitments associated with the development shall be removed and the site restored to grass, unless a renewal of planning permission has previously been granted.**

Reason *In the interests of the visual amenities of the area, in accordance with the Outer Hebrides Local Development Plan 2018 Policy ED3 and the Supplementary Guidance on Caravans, Huts and Temporary Buildings 2021.*

Condition 8 **The use of the site as hereby permitted shall relate only to the standing of three chalet units, the details of which shall accord with those specified in the application submission.**

Reason *To control the development, in the interests of the character and visual amenities of the area, in accordance with the Outer Hebrides Local Development Plan 2018 Policy ED3 and the Supplementary Guidance on Caravans and Temporary Buildings 2021.*

Note: Any further conditions required to mitigate impact on otter (an EPS) should an absence/presence survey (awaited at the time of the writing of the report) provide that mitigation measures are necessary.

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.
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.