

## CONSULTATION RESPONSES

### CONSULTEE

#### **Comhairle Archaeology Date of response – 16 April 2024**

Following on from the earlier archaeological conditions applied to this application, the Archaeology Service notes amendments to the original development plan. Please be advised that the recommended requirement for archaeological monitoring on the form of a watching brief, applies to all groundbreaking (including services) within the development boundary.

### CONSULTEE

#### **Comhairle Archaeology Date of response – 04 July 2022**

Thank you for consulting the Archaeology Service. This application proposes to modify existing buildings and add new structures to the northern and southern ends of the existing site. The application area currently comprises of the modern curvi-linear visitors centre and the farmhouse with its associated access and boundaries; now used as offices and storage. There is an existing carpark to the east of these buildings. The Historic Environment Record (HER) shows that this site is located between the main groupings of the Callanish Stones Complex. All three of these sites are scheduled ancient monuments, comprising of the Callanish Stones, Ceann ÁGharaodh stone circle and Cnoc Fillibhir Bheag stone circle. Numerous other undesigned archaeological features are noted in the surrounding landscape. Within the development site boundary only Callanish Farmhouse is recorded on the HER. It is identified on the 6" 1<sup>st</sup> ed Ordnance Survey sheet (1849) and comprises of 3 buildings. The current surviving building is clearly shown and is annotated 'Callernish Inn'. This building is likely to date from the 18<sup>th</sup> century, however the exact dating for its establishment is not currently known.

The majority of the proposed works will focus on existing structures and areas of previous ground disturbance. It is also noted that outcropping rock is in evidence at certain places around the site. However, development of the southern end of the site around the proposed function room, terrace, and associated areas will impact previously undisturbed ground and as such there is a heightened potential for unknown archaeological material to be encountered. Additionally, the existing farmhouse is to be modified both externally and internally. The main office areas of this building are currently drylined, so the potential for survival of original internal features is unknown. During the site visit by the Archaeology Service, it was noted that earlier phases of the building were apparent, this also included an unusual fireplace. These features were seen in the upper and southern store areas. The presence of these features hints at the potential survival for the original form of the building, behind the modern lining seen in the office areas.

The proposed design of the new buildings has carefully considered the negative impact that development could have on the setting of the surrounding scheduled monuments in both form and height. This has greatly reduced any potential negative effect; however, it will be important that further consideration is afforded in the choice of colour and finishing materials. The Archaeology Service does however have strong concerns that the setting and character of eastern elevation of the farmhouse will be negatively impacted by the proposed design. This elevation has the appearance of being buried behind the proposed new addition. The Archaeology Service would welcome further consideration of this point.

Given the importance of the site from both an archaeological and an architectural perspective, the Comhairle Archaeology Service recommends that a program of archaeological works should be carried out. This should take the form of an up-to-date Desk Based Assessment (a previous DBA was commissioned for an earlier application in 2014) in order to put the historic environment within the context of the proposed new development. Additionally, an Historic Building Survey (Enhanced) should be carried out both externally and internally. The internal survey should be done once the modern interior has been stripped out and prior to any construction occurring. Furthermore, it is recommended that archaeological monitoring in terms of a Watching Brief, is carried out on all ground-breaking in the southern area of the site. Any ground-breaking or demolition of or within the farmhouse will also require archaeological monitoring.

Please include the following conditions.

**Condition: Desk Based Assessment**

No development shall take place until the applicant has secured the implementation of a program of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Comhairle as planning authority.

The applicant should commission an archaeological desk-based assessment of relevant existing Historic Environment data in order to accurately assess the impact of this development on the historic environment and make suitable recommendations with regard to the development. This should be undertaken in line with an agreed project design or method statement. A specific project brief for the desk-based assessment can be requested from the Comhairle Archaeology Service.

Upon completion, a copy of the archaeological desk-based assessment should be sent to the Archaeology Service for comment. Subject to the archaeological potential of the proposed development site, further stages of assessment, including further survey may be required, where appropriate.

Reason

To ensure proper recording and protection of items of archaeological interest.

**Condition: Historic Building Survey**

A method statement for the archaeological recording of standing structures (Enhanced) within the development site shall be submitted to and approved by the Comhairle as planning authority. Such method statement shall include identification of the organisation or person(s) that would be employed to undertake the survey (including their qualifications) and the timing for submitting a survey report. No part of the development to which this planning permission relates shall commence until the method statement has been approved in writing by the Comhairle as planning authority. The approved method statement (or any subsequent variation to it that may be agreed in writing by the Comhairle as planning authority) shall then be implemented to the satisfaction of the Comhairle as planning authority and a copy of the survey report shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record.

Reason:

To ensure proper recording and protection of items of archaeological interest.

**Condition: (Watching Brief)**

A method statement for enabling an archaeological watching brief on all ground-breaking (as specified) shall be submitted to and approved by the Comhairle as planning authority . Such method statement shall include:

- a) identification of the organisation or person(s) that would be employed to undertake the watching brief (including their archaeological qualifications);
- b) provisions to be made to allow access to the development site and to enable investigation recording and recovery of finds; and
- c) terms for notification of the commencement of development and access arrangements to the site.

No part of the development to which this planning permission relates shall commence until the method statement has been approved in writing by the Comhairle as planning authority. The approved method statement (or any subsequent variation to it that may be agreed in writing by the Comhairle as planning authority) shall then be implemented to the satisfaction of the Comhairle as planning authority throughout the period of all ground-breaking works.

Reason:

To ensure proper recording and protection of items of archaeological interest.

## **CONSULTEE**

### **Comhairle Building Standards    Date of response – 10 April 2024**

1. The number of toilets provided within the building should be in accordance with Standard 3.12, Table 3.5 and Table 3.8 of the NDTH.
2. Mandatory Standard states that '*Every building must be designed and constructed in such a way that sanitary facilities are provided for all occupants of, and visitors to, the building in a form that allows convenience of use*'. People should not have to exit the building to gain access to toilet facilities.
3. Separate toilets should also be provided for staff involved in the preparation or serving of food or drink.
4. The existing accessible route to the Stones should be maintained.

## **CONSULTEE**

### **Comhairle Environmental Health                      Date of response – 13 April 2022**

#### **Noise**

There is a potential for noise disturbance from the construction of this development, and from activities associated with it. The following conditions are recommended.

#### **Condition 1**

Hours of operation should be restricted to 08.00 – 19.00 Monday to Friday, 08.00 – 13.00 on Saturdays and no working on Sundays.

Reason To protect the amenity at noise sensitive premises.

#### **Condition 2**

Should any complaints be received in respect of noise levels, the developer shall fully investigate these complaints and if requested by the Planning Authority to establish noise levels at any affected property, shall undertake noise monitoring which shall be carried out by a suitably qualified noise expert or consultant previously agreed in writing by the Planning Authority and which shall be carried out in accordance with BS7445:2003, BS4142:2014 and PAN 1:2011.

Reason To quantify the loss of amenity at noise sensitive premises resulting from the operation of the development.

#### **Condition 3**

Should any noise monitoring undertaken in accordance with condition 2 above demonstrate that the noise thresholds are being exceeded, the developer shall submit a scheme of mitigating measures to the Planning Authority for written agreement within one month of the breach being identified. The agreed mitigating measures shall be implemented within one month of the written agreement or within any alternative timescale agreed in writing by the Planning Authority and thereafter retained throughout the life of the development unless otherwise agreed in writing by the Planning Authority.

Reason To ensure adequate mitigation is in place to protect amenity at noise sensitive premises.

#### **Dust**

There is a potential for dust from the construction of this development to cause a nuisance to neighbouring properties. The following condition is recommended.

#### **Condition 1**

A method statement should be submitted to the Planning Authority outlining what dust mitigation measures will be put in place for the duration of the construction phase. Should any complaints be received in respect of dust, the developer shall fully investigate these complaints to establish dust levels at any affected property.

Reason To protect the amenity at dust sensitive premises.

#### Other considerations

As the premises will be used to prepare food, the provision of equipment and standard of fixtures and fittings must comply with the Food Hygiene (Scotland) Regulations 2006.

### **CONSULTEE**

**Historic Environment Scotland Date of response – 15 April 2024**

#### **Our Advice**

The application is for alterations and extensions to the existing Calanais Visitor Centre including a new plant room outwith the footprint of the existing development. The development site is located approximately 100m south of an archaeological site that is recognised as being of national importance and is designated as a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979 (SM 90054 Calanais or Callanish Standing Stones).

Whilst we do not object to this application, we do have concerns about the proposals and the wider approach to development here: our position is set out in the Annex to this letter.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

#### **Further Information**

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at [www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/](http://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/). Technical advice is available through our Technical Conservation website at [www.engine shed.org](http://www.engine shed.org)

### **ANNEX**

#### **Proposed Development**

The application is for alterations and extensions to the existing Calanais Visitor Centre. The development site is located approximately 100m south of an archaeological site that is recognised as being of national importance and is designated as a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979: Calanais or Callanish Standing Stones (SM 90054). Calanais is part of a much wider complex of related monuments, many of which are also scheduled.

#### **Background**

There has been a significant amount of pre-application discussion between various parties and HES regarding the Calanais Visitor Centre over recent years, and HES has provided comments on earlier iterations of the scheme with a view to limiting impact on the setting of Calanais and the wider Calanais Complex. An earlier version of the proposals was the subject of a previous planning application (Your Ref: 22/00152/PPD) which we responded to on 14 April 2022. We did not object but raised concerns about aspects of the proposals.

#### **The monument and its setting**

The standing stones at Calanais (Anglicised as Callanish) and associated features are world famous. They are one of Scotland's most remarkable and impressive monuments. These stones form the centrepiece of a very extensive complex of ritual Monuments. Together, they express a complex cosmological belief system dating back 5000 years. The visual relationship of the monument to other sites within the wider Calanais complex

as well as its wider surroundings, particularly around the Calanais peninsula, are critical to its understanding and cultural significance.

The open, rural character of the wider area is crucial to how these monuments are experienced, understood and appreciated. The existing housing, including the Calanais farmhouse and current Visitor Centre is generally small scale and low in relation to the monument.

Calanais is located on a small ridge and enclosed by low hills to the north-east, east and south-east, the monument is a prominent feature on the skyline and widely visible from the surrounding area. The remainder of the Calanais complex is also mostly intervisible with the monument. As such, the visual relationship between the various components should be seen as a single continuous ritual arena.

These aspects are integral to the monument's setting and highly sensitive to change.

### **Policy context**

The Scottish Government's historic environment policies recognise the need for sustainable development which includes the aim to preserve and enhance the historic environment. The protection of the site and setting of scheduled monuments is a matter of national and local policy. National Planning Framework 4, section 7 (h), sets out that scheduled monuments and their settings should be protected.

The Local Development Plan policies reflect this national policy.

The new Historic Environment Policy for Scotland (HEPS) sets out a series of policies to guide decision making surrounding historic assets. Of particular relevance are HEP1 (decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance), HEP2 (decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations), and HEP4 (changes to specific assets and their context should be managed in a way that protects the historic environment, and opportunities for enhancement should be identified where appropriate).

### **Assessment of impact**

The new proposals for the Visitor Centre do not significantly differ from the previous application with the exception of a new plant room, outwith the footprint of the existing buildings.

#### *Visitor Centre Buildings*

The proposed alterations and extensions to the existing Calanais Visitor Centre would be visible in some outward views from parts of the monument looking south, and in inward views from the south and east looking towards the monument, including those from other parts of the Calanais complex. It will increase the concentration of modern development in these views and throughout the area.

However, the alterations and extensions would sit alongside the existing Calanais Visitor Centre and Calanais farmhouse in these views. The form and massing of the new extensions is similar to the existing infrastructure, with similar ridge heights, etc, although the visual prominence of the historic farmhouse would be obscured. Whilst there would be a diminution of key views towards Calanais, the impacts of the Visitor Centre buildings would not be significant enough to warrant an objection.

#### *Car Parking*

The parking provision would see an expansion in numbers from the existing car park to cope with a recent, significant increase in visitor numbers and in anticipation of projected future increases. It would require significant landscaping to accommodate the changes but would largely be contained within the footprint of the existing car park, although there would be some loss of soft landscaping around the car park. Whilst these changes would result in a further deterioration of the rural character of the peninsula and an increase in modern development in key views, especially when fully in use, these impacts would not be sufficient to warrant an objection.

Any further expansion of car parking would require significant alteration of the monuments' surroundings and be likely to result in significant impacts to their settings. Any further proposals should consider off site parking and a holistic approach to traffic management and parking across the peninsula and wider area.

#### *Plant Room*

Throughout our advice to the applicant prior to this iteration we have strongly advised against developing the underdeveloped area to the south of the Visitor Centre as this could result in a substantial and negative alteration to the character of the area. It is therefore disappointing to see that the plant room is now proposed here.

The building would be approximately 16m long, 5.5m wide and 2.5m high. It has been designed to be low in relation to its surroundings and stone clad and would be located in a small hollow on the roadside below the Visitor Centre. It would be surrounded on two sides by a vehicle access area, which would increase the area of landscaping and change.

The applicant has supplied a Design Statement stating that the original location for the plant room, within the Centre, proved no longer viable due to ground conditions. We understand that the costs of removing the rock here would be prohibitive. We would continue to recommend that the viability of alternative options be explored.

However, as currently proposed, whilst the plant room would result in an increase in the overall footprint of development outwith the main area of the Visitor Centre, the steps taken to locate it in a hollow and make it blend in with its surroundings mean that the impacts would not be significant enough to object to this aspect of the proposed development.

#### **Our position**

Whilst these proposals would increase the footprint of modern development in the area, be visible in key views and change the character of the monument's setting, they would largely be read alongside the existing buildings and car parking in this area. The plant room would also be low enough not to represent a significant change. The impacts are therefore unlikely to have a significant adverse impact on Calanais' setting and we do not object.

We continue to recommend that any further changes to these proposals are developed holistically and not developed piecemeal, and in consultation with all key stakeholders in the area, including ourselves, the Comhairle, local landowners and the local community, in order that wider, strategic solutions are explored.

#### **CONSULTEE**

**Historic Environment Scotland Date of response – 14 April 2022**

#### **Our Advice**

The application is for alterations and extensions to the existing Calanais Visitor Centre to provide an upgraded café, shop and exhibition area with a function suite added to the south of the complex and a freestanding public convenience block added to the north of the complex.

The development site is located approximately 100m south of an archaeological site that is recognised as being of national importance and is designated as a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979 (**SM 90054 Calanais or Callanish Standing Stones**).

Whilst we **do not object** to this application, we have provided detailed comments to contextualise our position as set out in the Annex to this letter.

#### **Further Information**

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at [www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/](http://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/) Technical advice is available through our Technical Conservation website at [www.engineshed.org](http://www.engineshed.org)

## **ANNEX**

### **Proposed Development**

The application is for alterations and extensions to the existing Calanais Visitor Centre to provide an upgraded café, shop and exhibition area with a function suite added to the south of the complex and a freestanding public convenience block added to the north of the complex.

The development site is located approximately 100m south an archaeological site that is recognised as being of national importance and is designated as a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979 (**SM 90054 Calanais or Callanish Standing Stones**).

### **Background**

There has been a significant amount of pre-application discussion between various parties and HES regarding the Calanais Visitor Centre over recent years, and HES have provided comments on earlier iterations of the scheme to help steer the applicants towards a solution that will not have a significant adverse impact on the setting of the monument.

The existing Calanais Visitor Centre that serves the monument (and is the subject of this planning application) is independently owned and operated by Urras Nan Tursachan. The Calanais Standing Stones themselves are a Property in Care of Historic Environment Scotland and operated as a free-to-access visitor attraction.

### **The monument and its setting**

The monument comprises the world-famous standing stones at Calanais (also known as Callanish) and associated features, sited on the summit of a low rise, on the west coast of Lewis in the Western Isles. The arrangement of the Calanais Standing Stones is unique. In essence, it comprises an approximate circle of standing stones from which long lines of stones, including an 'avenue', radiate in four directions. Within the stone circle are also the remains of a small chambered cairn, robbed in antiquity. In the south-west part of the site are the foundations of an early modern house and corn-drying kiln.

Excavations in 1980 and 1981 demonstrated that the stone circle was set up between 2900 and 2600 BC, making it earlier than the erection of the main circle at Stonehenge in England and of about the same time as the occupation of the village at Skara Brae in Orkney. Farmers were already cultivating the land around Calanais when the stone circle was erected, although no contemporary settlement sites have yet been recognised. Only a short time passed between the erection of the circle and the insertion of a small chambered cairn for the burial of generations of the dead. The cairn was desecrated at some time during the Bronze Age (probably in the second millennium BC), but Calanais may have continued in use as a place of ritual activity until between 1200 and 800 BC. The area began to be sealed under peat from about 1000 BC as the weather became cooler and wetter.

The cultural significance of this monument is vested in its survival as one of Scotland's most remarkable and impressive monuments that forms the centrepiece of a very extensive ritual landscape that expresses a complex cosmological belief system dating back 5000 years. The relationship of the monument to other sites within the wider Calanais complex as well as the surrounding landscape is critical to its understanding and cultural significance; located on a small ridge and enclosed by low hills to the north-east, east and south-east, the monument is a prominent skyline feature widely visible from the surrounding area, and the remainder of the Calanais complex is also mostly intervisible with the monument. As such, the visual relationship between the various components should be seen as a single continuous ritual arena, and the retention of this setting ensures that the cultural significance of the monument can be understood, appreciated and experienced.

## **Policy context**

The Scottish Government's historic environment policies recognise the need for sustainable development which includes the aim to preserve and enhance the historic environment.

The protection of the site and setting of scheduled monuments is a matter of national and local policy. Scottish Planning Policy (SPP paragraph 118) states that "development which will have an adverse effect on a scheduled monument or the integrity of its setting should not be permitted unless there are exceptional circumstances". The preservation of both the site and its setting carry equal weight, being both of national importance.

The Local Development Plan policies reflect this national policy.

The new *Historic Environment Policy for Scotland* (HEPS) sets out a series of policies to guide decision making surrounding historic assets. Of particular relevance are HEP1 (decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance), HEP2 (decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations), and HEP4 (changes to specific assets and their context should be managed in a way that protects the historic environment, and opportunities for enhancement should be identified where appropriate).

## **Assessment of impact**

The proposed alterations and extensions to the existing Calanais Visitor Centre will be visible in some outward views from parts of the monument looking south, and in inward views from the south and east looking towards the monument. The alterations and extensions will sit alongside the existing Calanais Visitor Centre in these views, and the proposals as set out in the planning application have parity with the earlier iterations that HES and others have provided pre-application comments on.

In broad terms, the form and massing of the new extensions respect and respond to the visual language of the existing historic structures on and around the site, with similar ridge heights of roofs to the existing and similar pitch, although the visual prominence of the historic farmhouse is somewhat lost within the current scheme when compared to previous iterations. Concerns previously raised regarding two new extensions/buildings (the gatehouse/main entrance, formerly on the south side of the complex, and the standalone office/post office building, again formerly on the south side of the complex) have been addressed in part by the proposals as set out in the planning application, with the standalone office/post office building deleted and the functions incorporated elsewhere. The gatehouse/main entrance has been reorientated so that the complex is entered from the courtyard, and this extension has been increased in size to the west so as to form a function space. However, it has a similar form and massing to the existing curved visitor centre, and as such the two blocks are likely to sit neatly alongside one another in key views associated with the setting of the monument. A small standalone toilet block is proposed for the north side of the complex, but this is well screened by topography so is unlikely to be prominent in key views associated with the setting of the monument. The parking provision utilises the existing space rather than creating an additional parking area. This allows for 24 regular spaces, 6 electric vehicle charging points, 4 accessible spaces, and 1 bus space, with 2 campervan hookups.

## **Mitigation**

No further mitigation is required (other than that already achieved by design) in order to sufficiently ameliorate impacts on the setting of the monument.

## **Our position**

Given the above, whilst there will be a small change to the character of the monument's setting it is not of a severity to challenge the legibility of the monument's position within its landscape any more so than what is already there. As such, the proposed development is unlikely to have a significant adverse impact on the setting of the monument.



## **CONSULTEE**

### **Comhairle Roads              Date of response – 11 April 2024**

The latest site layout shows a total of 44 spaces which includes the new parking area, west of the farmhouse, and 6 EV Charging Bays.

This figure compares with 46 the required amount, based on the local plan and the latest information submitted to CnES, but relies on the EV Charging Bays being available for general parking provision and not exclusive to extensive charging periods for vehicles.

The amended layout provides space on site for coaches to wait, drop off passengers and park allowing vehicle and passenger turnaround. Bays for coaches should be marked or signed on site.

There is a footpath proposed from the main entrance towards a muster point at the coach parking area. There are some concerns with a section of this footpath being located adjacent to parked cars within the car park as parked vehicles could obstruct the view of pedestrians as vehicles exit the parking bays rather than a footpath outwith the parking area but appreciate suitable space on site may be an issue.

The footpath running roadside between the additional parking area and the main car park is shown as having a bitmac surface, a white line or kerb, should be marked along the footpath edge to differentiate between the road and path.

The plan shows an extension to this parking area for use by motorcycles. It is the responsibility of the developer to prevent surface water flowing from this area on to the village road.

The access to the relocated Plant Room should be constructed in accordance with Drawing 22/00152.

This should include a suitably sized spur to allow a vehicle to turn “off road” and enter the village road in a forward manoeuvre.

An option to the access could be a roadside layby with turning available at the road end.

The Plant Room must be a minimum 3.5m from the edge of the village road to prevent the visibility splay at the access being restricted.

## **CONSULTEE**

### **Comhairle Roads              Date of response – 26 April 2023**

The latest site layout shows a total of 45 spaces which includes the new parking area, west of the farmhouse, and 6 EV Charging Bays.

This figure matches the required amount based on the local plan but relies on the EV Charging Bays being available for general parking provision and not exclusive to extensive charging periods for vehicles.

At pre-application stage, it was stated that without a suitable alternative the existing “on site” provision of parking and turning for 4 coaches should not be removed.

The latest proposal only provides bays for 2 coaches with a booking system being used to arrange slots to park and visit the site – this reduces the provision for the nature of traffic most likely to increase in visitation to the site. This is not suitable as the information provided suggests there will be an additional 20-30000 visitors to Calanais in 2023.

There is no provision for coaches arriving without bookings. This will lead to coaches travelling through the village as drivers look for space to park and turn and the small, narrow village road which serves the Callanish Centre would struggle to manage with the turning and passing of unbooked traffic/coaches.

The time slots in the booking system do not allow for turnaround and it is possible there could be 4 coaches on site without sufficient parking or turning space available, and moreover a time-reliant instead of space-reliant booking system is not something that can be reasonably managed and ensured through the planning process.

The proposal also relies on some in-person management within the parking area to deal with arrivals, booked or otherwise. Again, this is not something which is likely to be able to managed through the planning process as monitoring of implementation of such measures are not feasible.

## **CONSULTEE**

### **Comhairle Roads      Date of response – 19 August 2022**

The parking provision based on the Local Plan and the submitted layout should be 45 spaces.

- 5 spaces – Shop
- 12 spaces – Café (1 space per 4 seats) 52 shown on plan
- 6 spaces – Gallery (1 space per 30m<sup>2</sup>) 187m<sup>2</sup>
- 15 spaces – Event Space (1 per 4seats) 60 shown on plan
- 2 spaces – Office Space (4-7 per 100m<sup>2</sup>) 50m<sup>2</sup>
- 5 spaces per staff – based on 10 staff. I'm assuming this is the total amount of staff working at any one time at the centre.

Allowing for the fact that the office space is likely to be used by staff the parking provision for the development should be 43 spaces (incl cars, motorhomes and accessible parking)

However, the submitted site layout only shows 34 spaces which includes 6 EV Charging Points. The inclusion of EV spaces and provision is to be encouraged, but if the parking bays are reserved wholly for this purpose they can only be considered as a 50% provision of the parking provision for the development. This would result in 31 spaces being available for parking within the site.

The option of developing the land south of the farmhouse to provide additional parking would bring the level of parking closer to the required figure. However, as this is not actually shown on the planning application, and is not part of any concurrent application, we cannot consider this unless the proposals are amended to include these spaces. The layout shown in the submitted supplementary parking information is not a layout which has been the subject of discussion with the Carloway Estate and the Comhairle officer looking at the feasibility of parking in this area.

At the pre-application stage, a plan for coaches to drop off and then park up at a nearby site before returning to pick up visitors was proposed. There is no information to suggest a suitable site has been found and the submitted statement in lieu of a Traffic Management Plan doesn't clarify what is proposed as an on-site alternative. The proposed provision on the site plan is not suitable.

Without a suitable alternative the existing "on site" provision of parking and turning for 4 coaches should not be removed.

## **CONSULTEE**

### **Scottish Water    Date of response – 03 April 2024**

#### **Audit of Proposal**

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

**Water Capacity Assessment**

Scottish Water has carried out a Capacity review and we can confirm the following:

- This proposed development will be fed from West Lewis Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via our Customer Portal or contact Development Operations.

**Waste Water Capacity Assessment**

- This proposed development will be serviced by Callanish Sep Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via our Customer Portal or contact Development Operations.

**Please Note**

- The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

**Asset Impact Assessment**

Scottish Water records indicate that there is live infrastructure in the proximity of your development area that may impact on existing Scottish Water assets.

63mm mdpe main within your site boundary,

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal for an appraisal of the proposals.

The applicant should be aware that any conflict with assets identified will be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

Written permission must be obtained before any works are started within the area of our apparatus

**Surface Water**

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.