

CONSULTATION RESPONSES

CONSULTEE

Comhairle Roads

Date of Response – 12 September 2024

The proposed access to the site is located on the inside of a bend with visibility restricted towards the west of the site. Although previous planning consent was granted for a dwelling house at this location a development of this nature would require some works to be carried out to improve the visibility splay from the access location.

The access to the site should be double width with a footpath and streetlamps from the site to the main road. Standard access conditions would apply relating to road drainage, road safety and surfacing.

According to the local development plan there should be parking provision for 2 cars per house within a housing development, flats require 1.5 spaces. The site layout should also contain a suitable turning area suitable for a 10m refuse vehicle.

From the submitted plans it's unclear at this stage if the proposed road could be considered for road adoption following a Road Construction Consent application.

CONSULTEE

Comhairle Building Standards

There was no response from this consultee.

CONSULTEE

Comhairle Environmental Health

Date of response – 19 July 2024

Noise

There is a potential for noise disturbance from the demolition/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.

CONSULTEE

Scottish Water

Date of response – 22 July 2024

Scottish Water has no objection to this planning application. 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

- This proposed development is within the Tarbert W Isle New Water Treatment Works catchment. 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.

Waste Water Capacity Assessment

- This proposed development is within the Tarbert Sunnyhill w-Isle Sep Waste Water Treatment Works catchment. 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.

Please Note

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works. When planning permission has been granted and a formal connection application has been submitted, we will review the availability of capacity at that time and advise the applicant accordingly.

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 refer to our guides which can be found at <https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-Our-Network> which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Drinking Water Protected Areas

A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.

CONSULTEE**NatureScot****Date of response –15 August 2024**

The proposal is located within the South Lewis, Harris and North Uist National Scenic Area (NSA). Given the scale of development within the bounds of the village of Tarbert, adjacent to existing housing, sympathetic design should ensure that there will not be any adverse effects on the special qualities of the NSA at this location. We expect to see this addressed when application is made for full planning permission.

CONSULTEE**SSEN****Date of response –11 September 2024**

As discussed for both sites with the proximity of the 11,000V overhead line, all construction will need to adhere to the HSE guidance GS6 which relates to work in proximity to overhead lines. As such without any detailed site plans at present the applicant will need to ensure that any development be located 9m from the existing overhead line.

Should there be a requirement for any development within 9m of the existing overhead line the applicant will need to submit an application to divert or underground the overhead line prior to any construction taking place.