

CONSULTATION RESPONSES

CONSULTEE

Comhairle Roads

None to date.

CONSULTEE

Comhairle Building Standards

Date of response – 29 May 2024

Site should be accessible to the fire and rescue services and a suitable turning area for vehicles should be provided to comply with Standard 2.12.2.

Minimum width of road between kerbs is 3.7m • Minimum turning circle between kerbs 16.8m • Minimum axle loading 14 tonnes.

Suitable access for sewage treatment plant servicing vehicles must be provided to within 25.0m of the sewage treatment tank, and able to support an axle loading of 14 tonnes. All parts of the drainage system, including any soakaway, must be at least 5.0m from a boundary and 10.0m from coastal waters or road, to comply with 3.9.4.

Ensure compliance with 3.12.3.

A Building Warrant will be required.

CONSULTEE

Comhairle Archaeology

Date of response – 26 July 2024

Thank you for your email and the opportunity to reiterate my previous comments. A Heritage Impact Assessment (HIA) is a document that should outline the historic or archaeological significance of a building(s) or landscape within its wider setting. It will assess the potential impact of any proposed development on the cultural heritage resource and where necessary identify mitigation proposals. As you are aware, the results of the assessment must ensure that the planning authority is provided with the information needed to determine the application.

The value of the historic environment is clearly identified in National Planning Framework 4 (2023) and the Historic Environment Policy for Scotland (HES, 2019). Additionally, the importance of HIA is recognised by other National bodies such as RIBA and the Scottish Civic Trust, furthermore as overview of the standard, the 'Principles of Cultural Heritage Impact Assessment' (2021), was a joint publication by IEMA, ClfA & IHBC.

Following on from the Archaeology Services previous comments, the submitted assessment did not consider the wider historic environment and it did not review the Historic Environment Record as a data source. Visualisations selected in the submitted assessment did not represent key viewpoints to enable an informed assessment of impact. As previously mentioned, 'key viewpoints to and from the development and historic environment assets' are required, as well as appropriate viewpoints of the proposed development location from the northeast and east- northeast, viewing towards the southwest & west- southwest.

I hope the above clarifies the points that were raised.

Comhairle Archaeology

Date of response – 06 June 2024

Thank you for consulting Archaeology Service regarding this planning application. This application proposes to construct a dwelling with associated access and services on existing croft land. The local topography comprises of a prominent raised area sitting above the coastal plain; the proposed site is located on a north facing slope and below a small escarpment of outcropping rock.

The Historic Environment Record does not show any known archaeological sites or features within the development footprint. However, there are two listed structures located approximately 100m to the south of the proposed site. Both structures are associated, with the ruined church occupying the highest point on the hill. These buildings comprise of Trumisgarry Church (Grade B listed) and Manse (Grade C listed) and date to circa 1828. The surrounding landscape comprises of numerous archaeological sites that range from prehistory through to the post medieval period.

The location of these church and manse was selected to dominate the landscape and made an important statement to the surrounding population, additionally they were an intrinsic part of the culture at that time. They reflected a stable agricultural landscape following on from earlier settlement clearance, new land division and on-going agricultural improvements. While these buildings are no longer in use for their original purposes; their setting in the wider landscape is still an important feature in the landscape and they reflect the cultural legacy of agricultural endeavour in the islands up to the present day.

The details of this planning application include a Heritage Impact Assessment (HIA). The key points from this document are that a previous application (21/00562/PPD) for the same site was approved. The church and manse are the highest buildings in Trumisgarry. Additionally, it includes a series of visualisations to reflect the potential visual impact of the development in the landscape.

The Archaeology Service is content that the principle for a new house on this site has been made; however, it does not consider that the proposed design is suitable. The previously consented application was not a two-storey building; therefore, its profile would have been lower with a degree of masked by the existing topography to the south. The assessment has not considered the wider historic environment that surrounds the proposed site. The visualisations that reflect potential impacts on the setting to the historic environment and specifically the listed buildings have not been presented to an appropriate standard. To enable appropriate assessment, key viewpoints to and from the development and historic environment assets are necessary.

Additionally, the final finish of the house is proposed as dark stained larch cladding; there are concerns that such a finish would have the potential to standout and dominate the other structures already extant on the hill.

The Archaeology Service recommends that this application considers the following redesign points. The height of the proposed building is lowered, the final finish colour is reconsidered with reference to the surrounding environment. An HIA (including visual impact data) is produced to an appropriate standard, it is suggested that a heritage professional is commissioned to produce this work. If the points outlined above are not possible, the Archaeology Service recommends that this proposed application is refused.

CONSULTEE

Scottish Water

Date of response – 10 May 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 Lochmaddy 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

Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

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.

- 1 ½ inch Pvc 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.

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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.