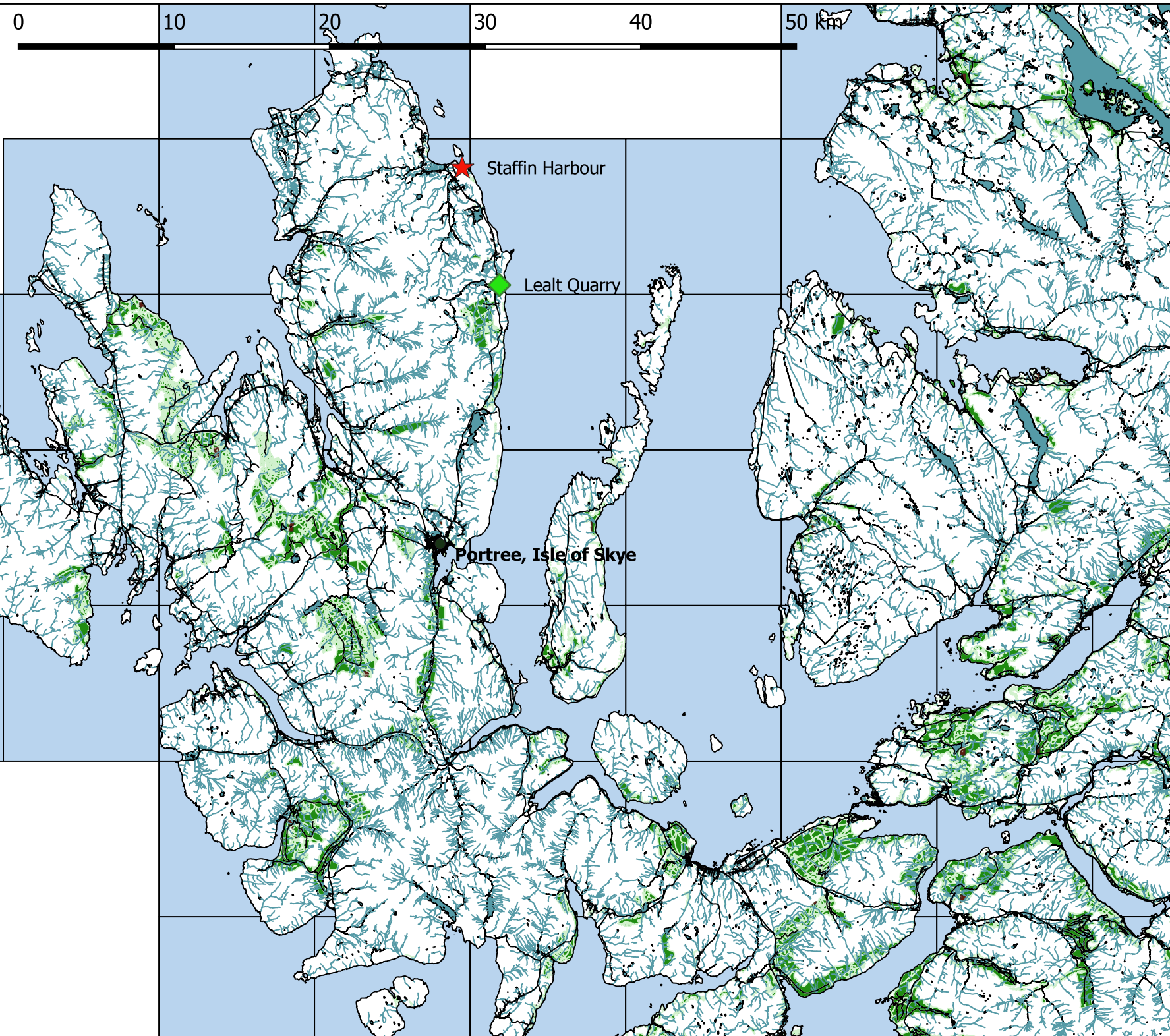




**Staffin Community Harbour Development
Environmental Impact Assessment Report
Volume 4: Drawings
September 2021**



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Title: 73.01B Lealt & Staffin
Location

Projection: OSGB 1936/British National
Grid EPSG: 27700

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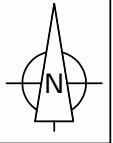
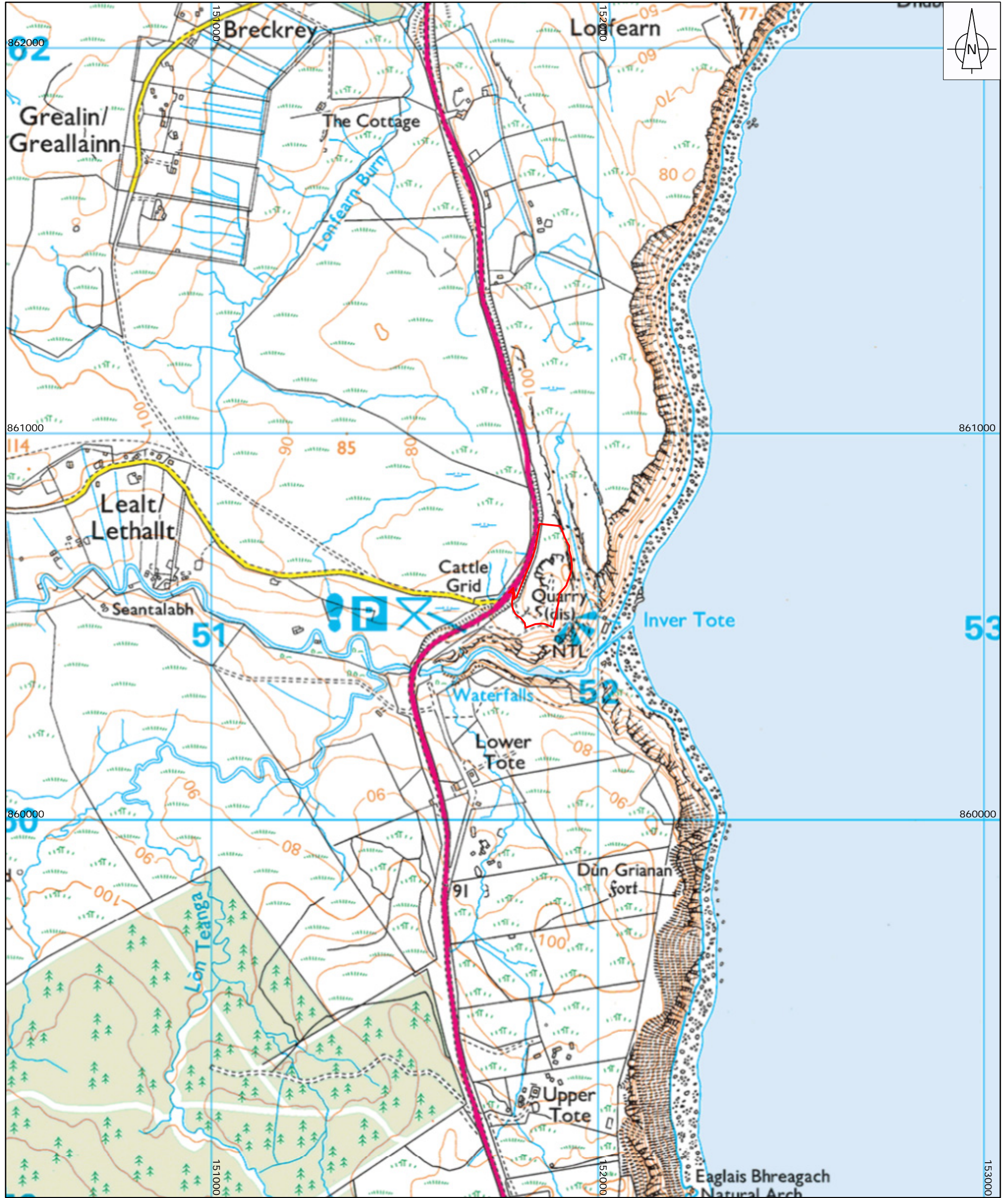
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- Legend**
-  Lealt Quarry
 -  Fresh Water
 -  Roads
 -  Staffin Harbour
 -  Tidal Water
 -  Woodland





SITE LOCATION PLAN

Legend

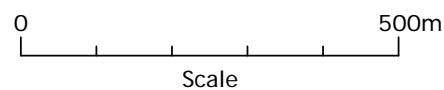
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Client: STAFFIN COMMUNITY TRUST

Project: STAFFIN COMMUNITY HARBOUR

Title: SITE LOCATION PLAN

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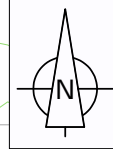
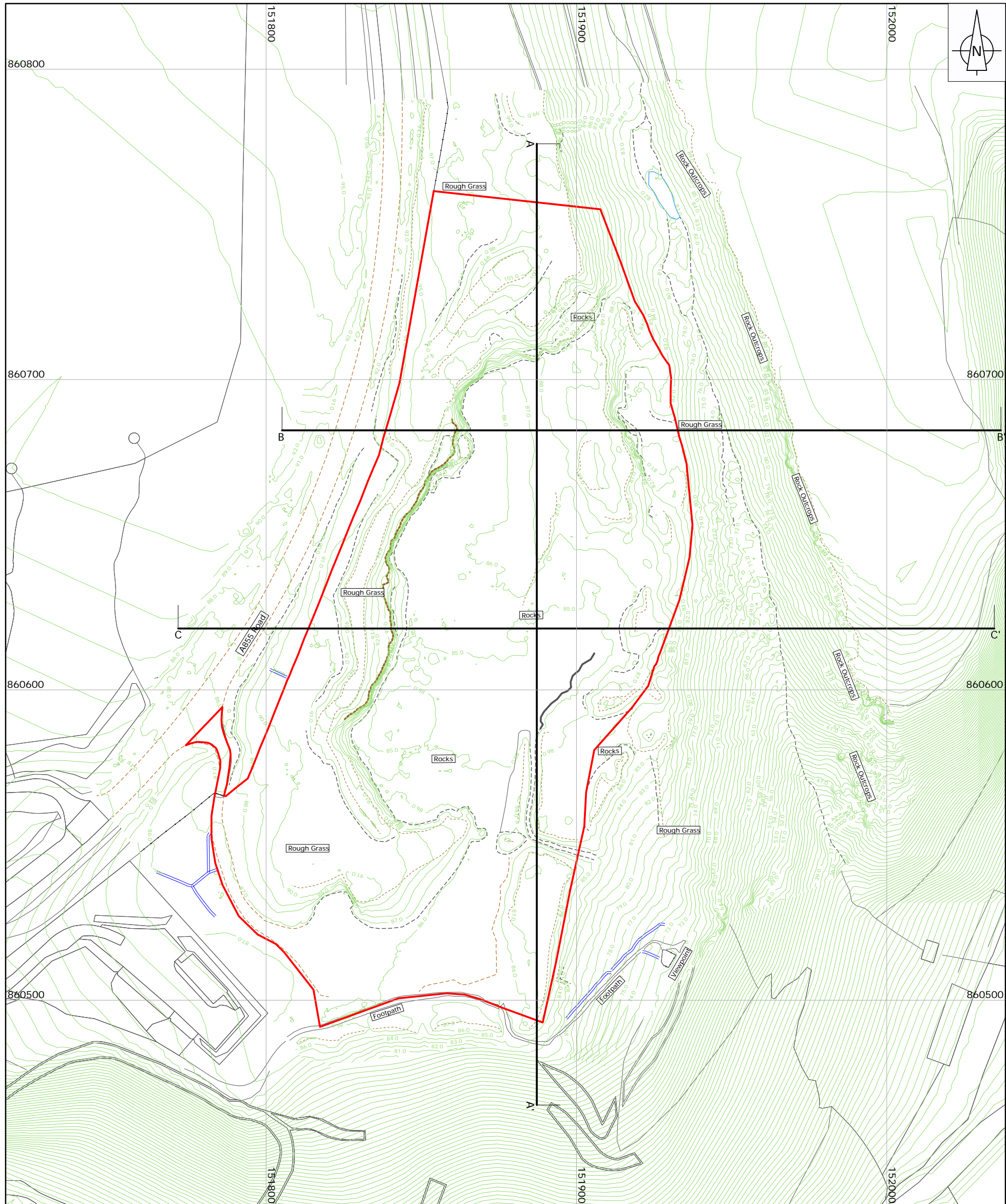
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

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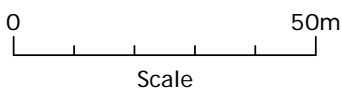
EXISTING TOPOGRAPHY PLAN

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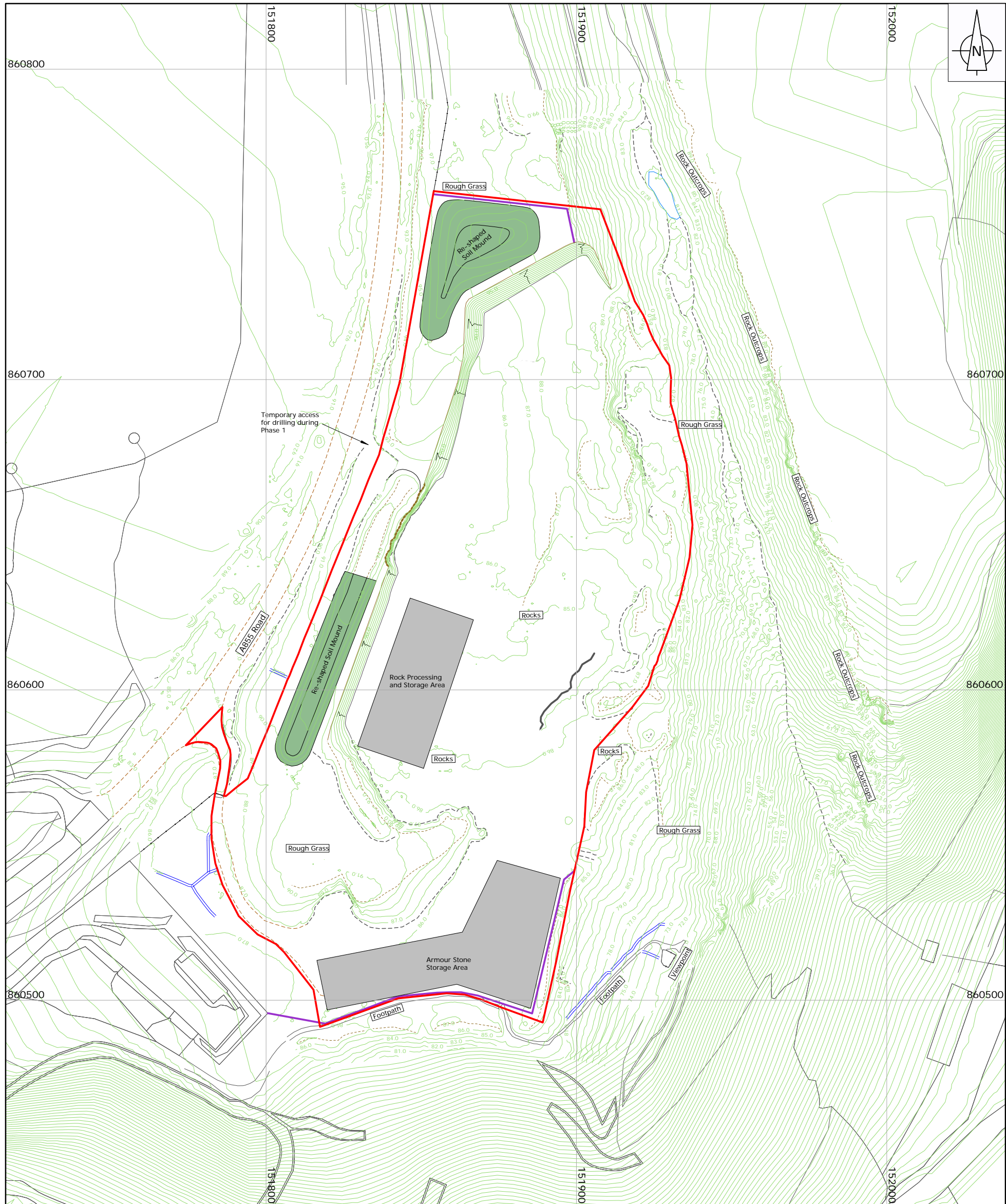
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-  Cross Section Locations

Client: STAFFIN COMMUNITY TRUST
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 Title: EXISTING TOPOGRAPHY PLAN

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



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**PHASE 1 BORROW PIT
 DEVELOPMENT PLAN**

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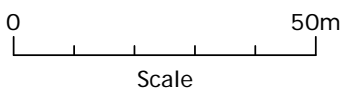
-  Planning Application Boundary
-  Proposed Fencing

Client: STAFFIN COMMUNITY TRUST

Project: STAFFIN COMMUNITY HARBOUR

Title: PHASE 1 BORROW PIT
 DEVELOPMENT PLAN

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Drawing: 73.02.03

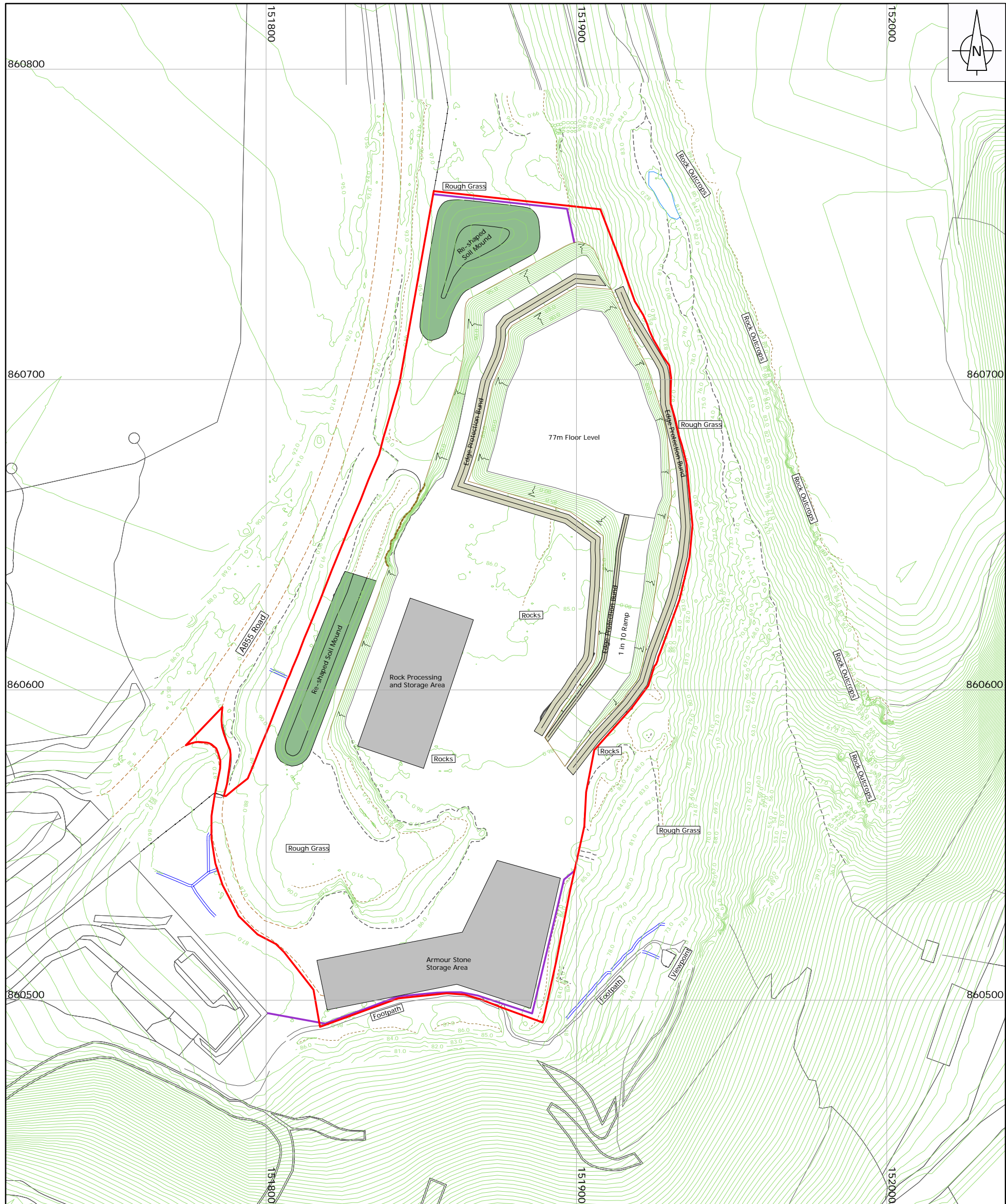
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

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 DEVELOPMENT PLAN**

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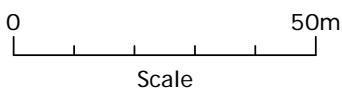
-  Planning Application Boundary
-  Proposed Fencing

Client: STAFFIN COMMUNITY TRUST

Project: STAFFIN COMMUNITY HARBOUR

Title: PHASE 2 BORROW PIT
 DEVELOPMENT PLAN

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Drawing: 73.02.04

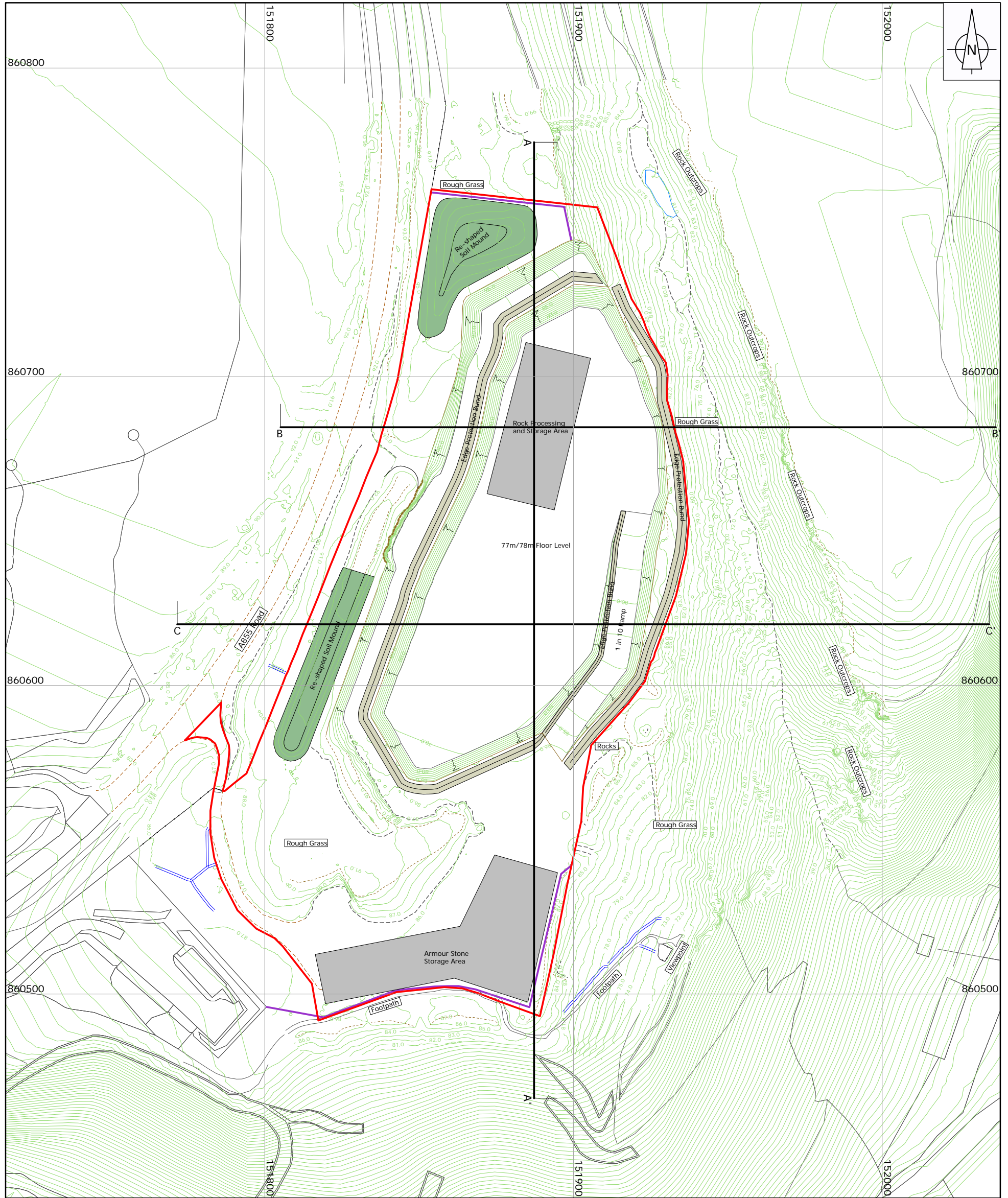
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


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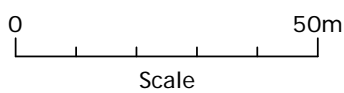
**PHASE 3 BORROW PIT
 DEVELOPMENT PLAN**

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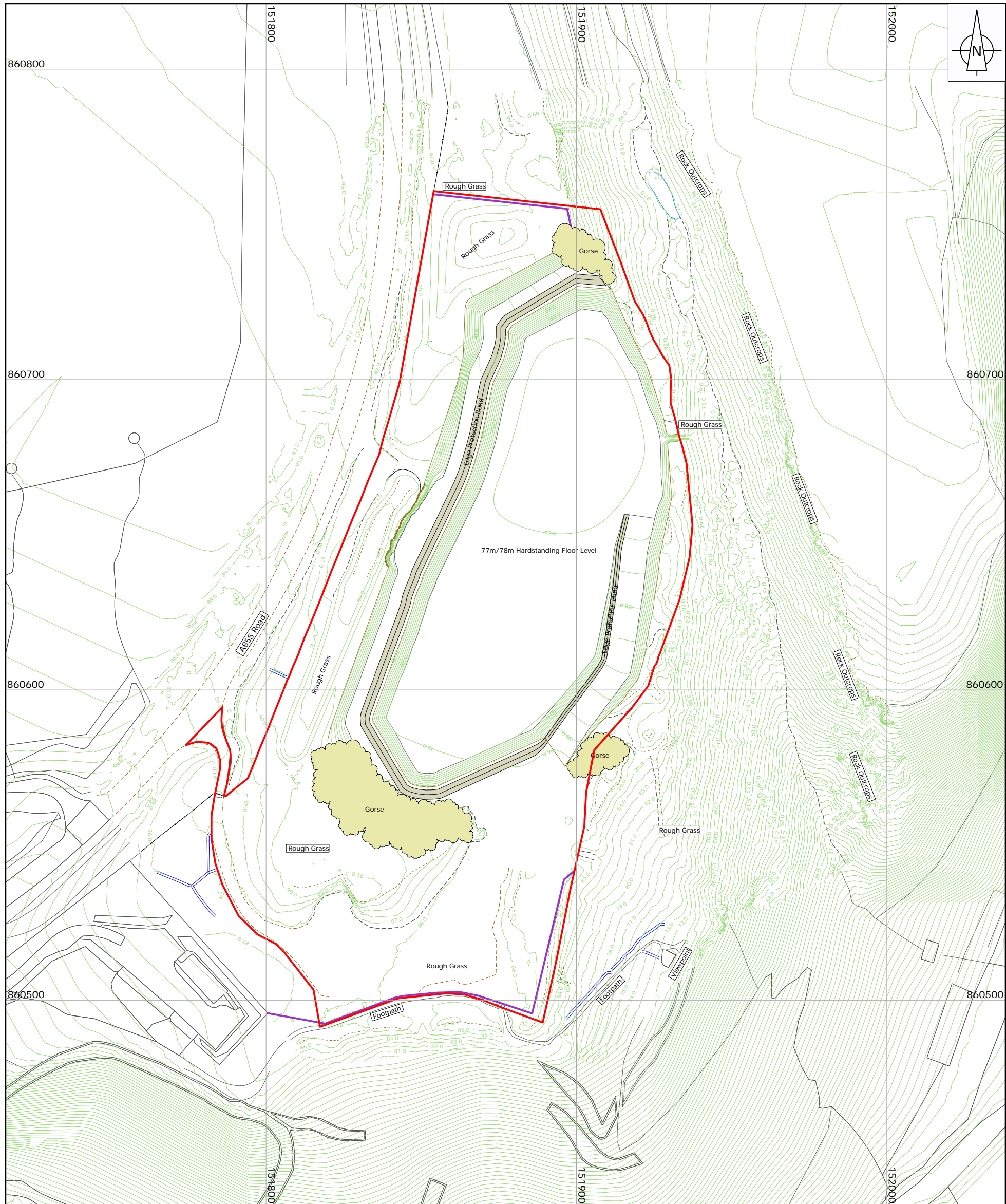
-  Planning Application Boundary
-  Proposed Fencing
-  Cross Section Locations

Client: STAFFIN COMMUNITY TRUST
 Project: STAFFIN COMMUNITY HARBOUR
 Title: PHASE 3 BORROW PIT
 DEVELOPMENT PLAN

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



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 Date: 19.07.21 Sheet Size: A3



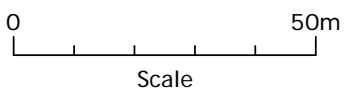
RESTORATION PLAN

Legend

-  Planning Application Boundary
-  Proposed Fencing

Client: STAFFIN COMMUNITY TRUST
 Project: STAFFIN COMMUNITY HARBOUR
 Title: RESTORATION PLAN

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




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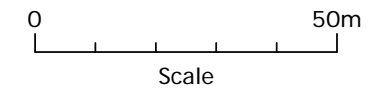
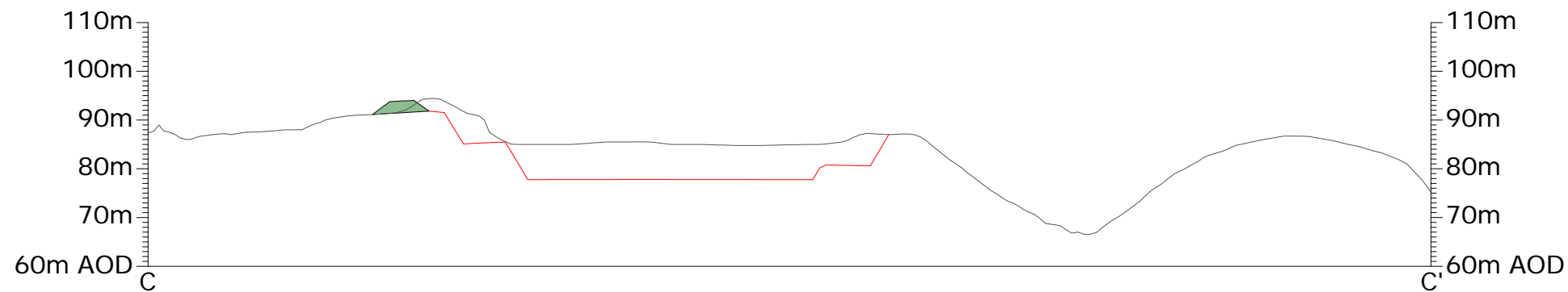
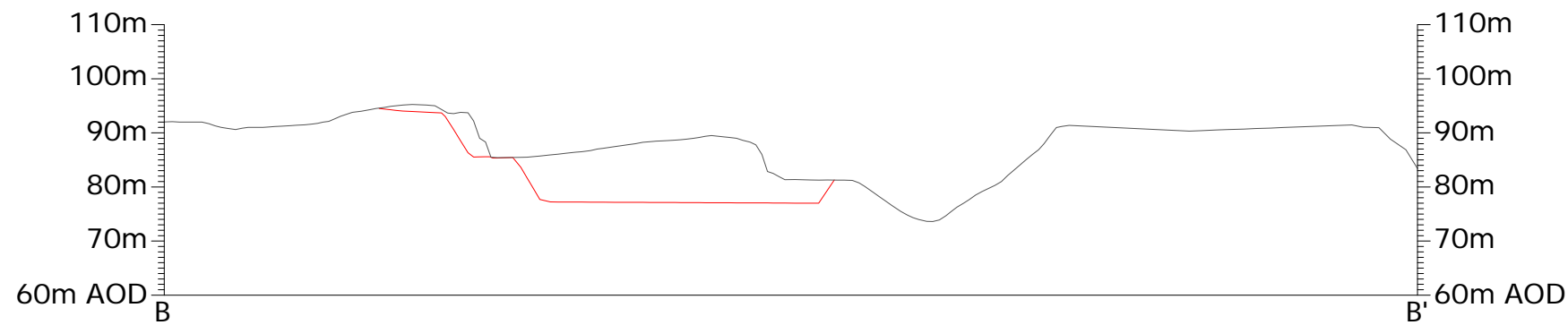
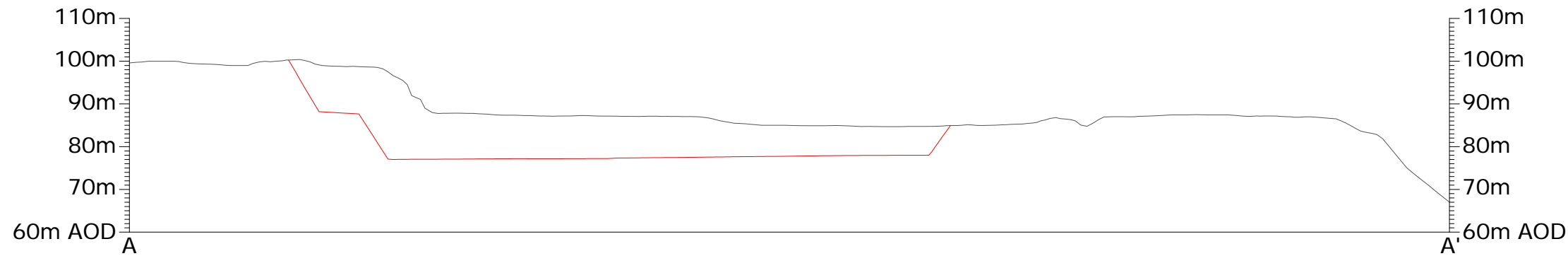


CROSS SECTIONS

Legend

-  Existing Topography
-  Phase 3 Borrow Pit Topography
-  Re-shaped Soil Mound

Note: Cross section locations are shown on Drawings 73.02.02 & 73.02.05



Client: STAFFIN COMMUNITY TRUST

Project: STAFFIN COMMUNITY HARBOUR

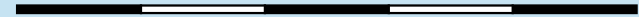
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Drawing: 73.02.07 Drawn: EM

Scale: 1:1,250 Checked: WB

Date: 15.07.21 Sheet Size: A3

0 100 200 300 400 500 m



Rubha An Aiseig

Rubha Bàn

Ob-nan Long



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Telephone: 01808 521 498
Email: info@affriclimited.co.uk
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Title: 73.04.01 Project Development
Boundary

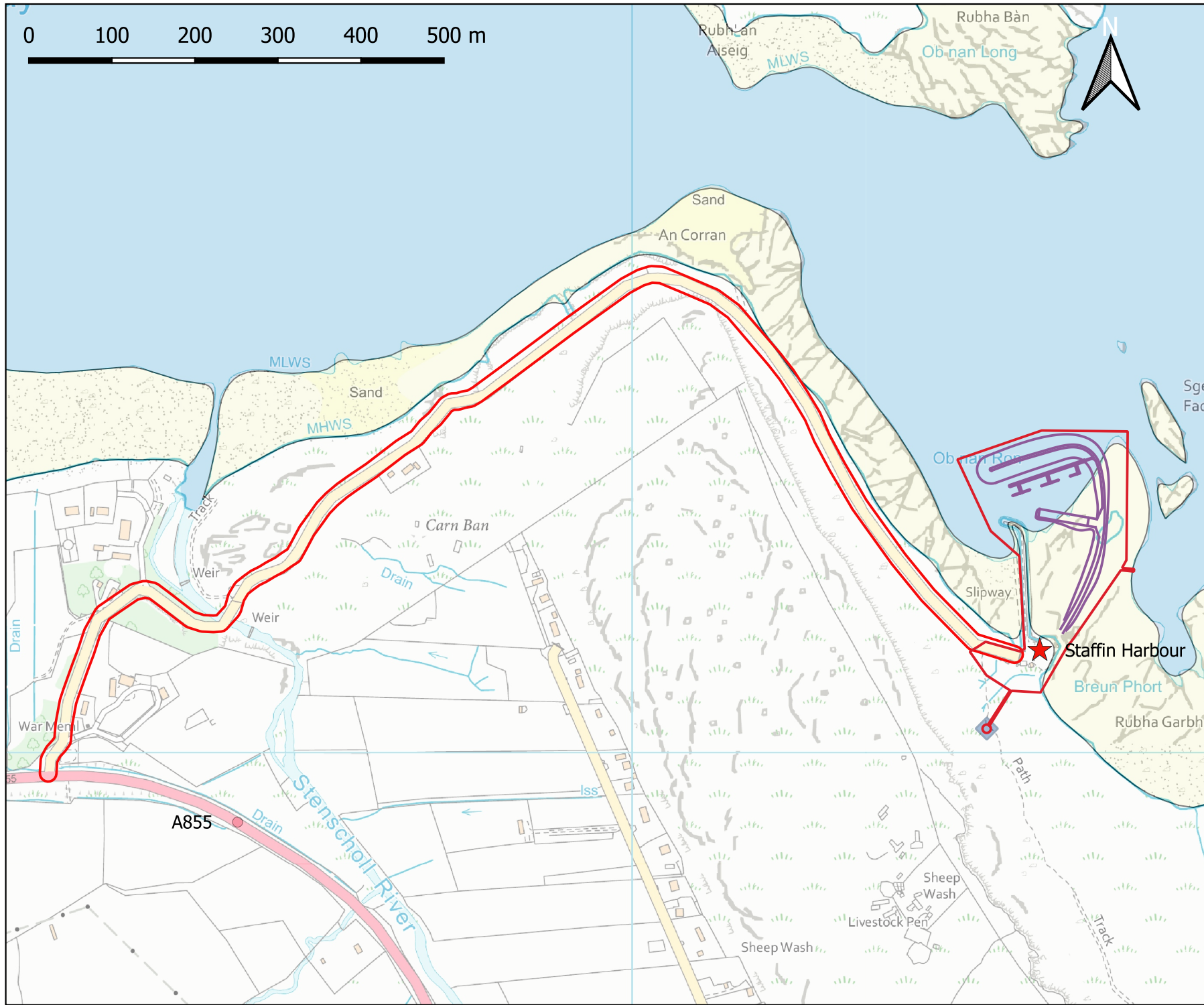
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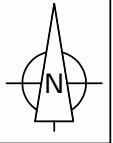
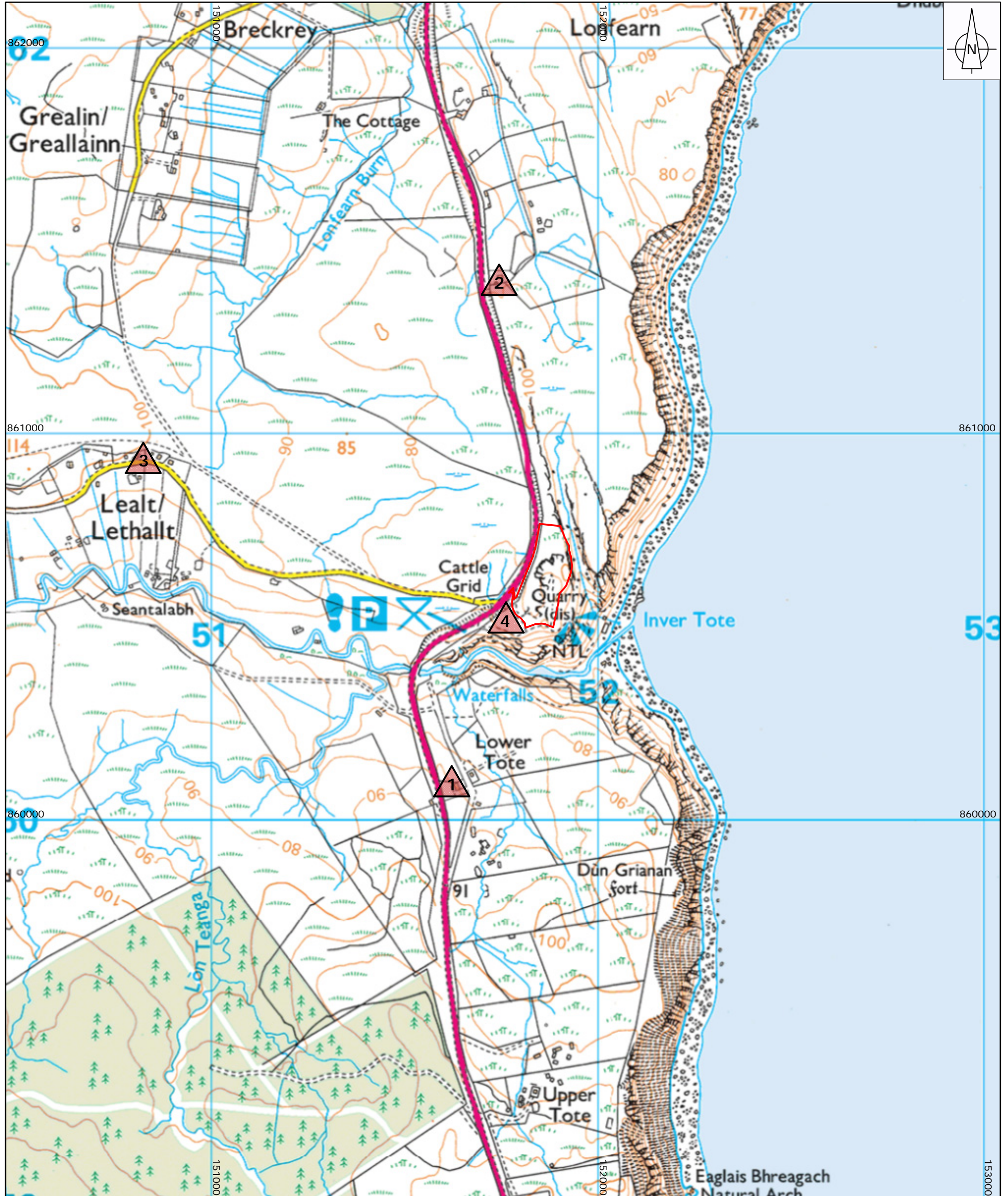
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- Legend**
-  Staffin Harbour
 -  Development Boundary
 -  Proposed Harbour Development
 -  Minor Road
 -  A855 Road





POTENTIAL DUST SENSITIVE LOCATIONS

Legend



Planning Application Boundary



Potential Dust Sensitive Locations:

1. Lealt Falls House / No.2 Tote
2. No.10 Culnacnock
3. No.2 Lealt
4. Carpark, picnic area and viewpoints

Client: STAFFIN COMMUNITY TRUST

Project: STAFFIN COMMUNITY HARBOUR

Title: POTENTIAL DUST SENSITIVE LOCATIONS

Drawing: 73.05.01

Drawn: EM

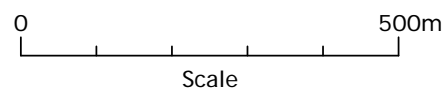
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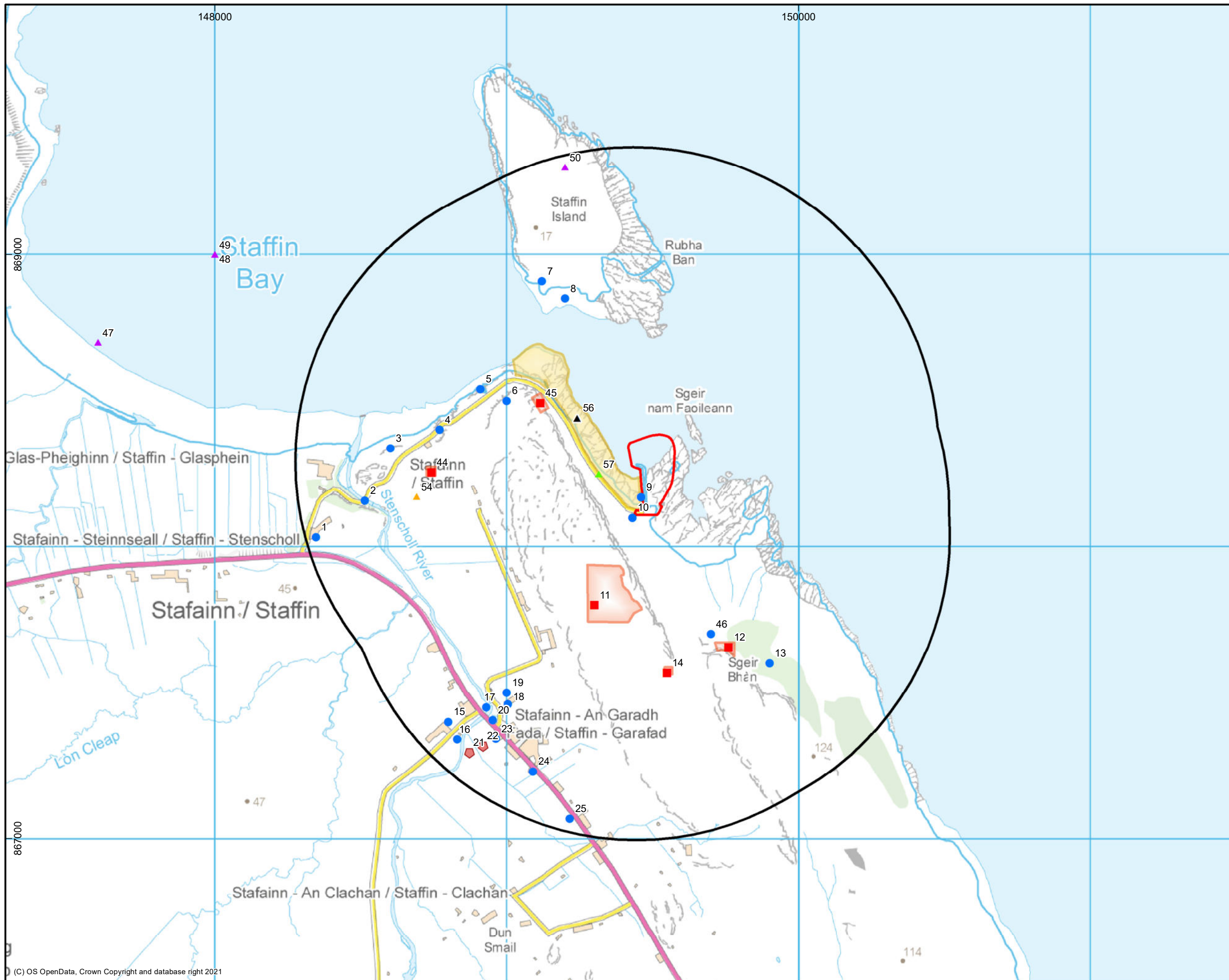


Figure 73.06.02

Heritage assets and the Harbour Development 1km Study Area

- Legend**
- Harbour Development
 - Harbour Development 1km Study Area
 - Area of Scheduled Monument
 - Geological Conservation Review Site
 - Scheduled Monument
 - ▲ Geological Conservation Review Site
 - Listed Building - Category B
 - Non-designated asset
 - ▲ Non-designated marine asset
 - ▲ Walkover Site
 - ▲ Event

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AOC Project No.:	70543

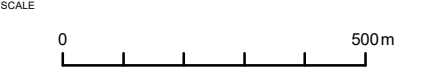


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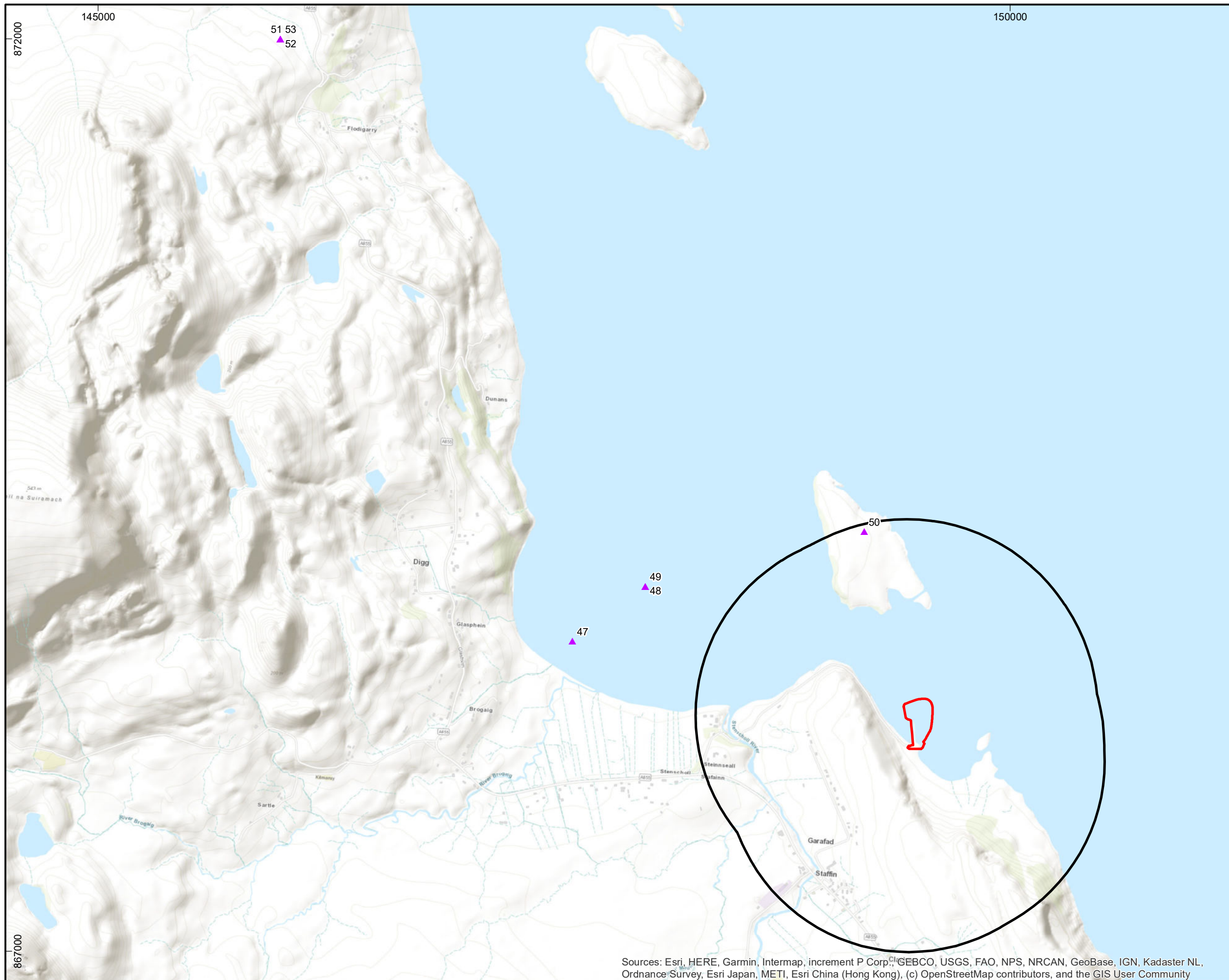


Figure 73.06.03

Marine heritage assets and the Harbour Development 1km Study Area

Legend

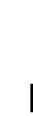
- Harbour Development
- Harbour Development 1km Study Area
- ▲ Non-designated marine asset

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AOC Project No.:	70543

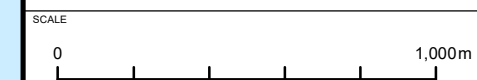


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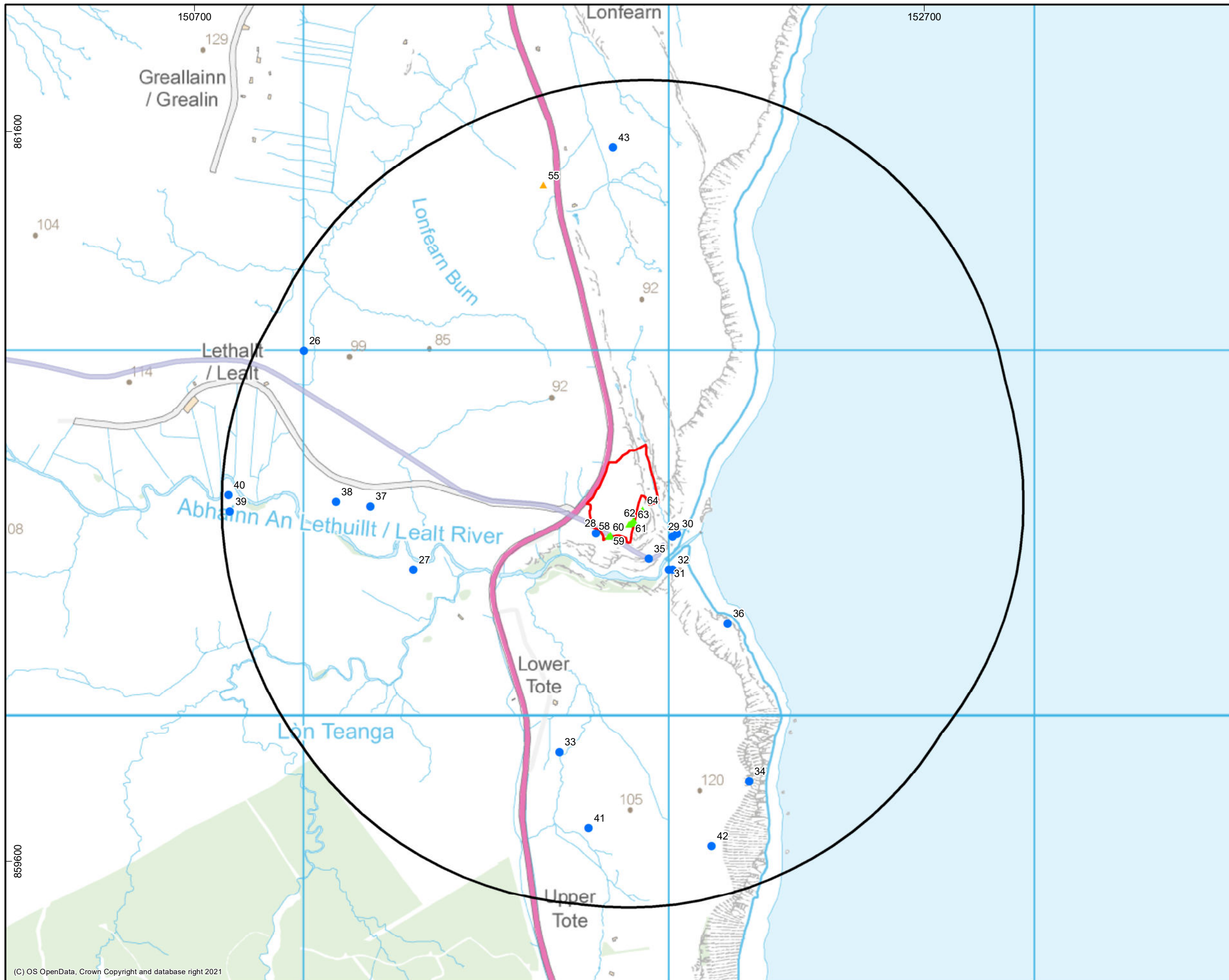


Figure 73.06.04

Heritage assets and the Borrow Pit 1km Study Area

Legend

- Borrow Pit
- Borrow Pit 1km Study Area
- Non-designated tramway
- Non-designated asset
- ▲ Walkover Site
- ▲ Event

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Projection: Transverse Mercator
Datum: OSGB 1936

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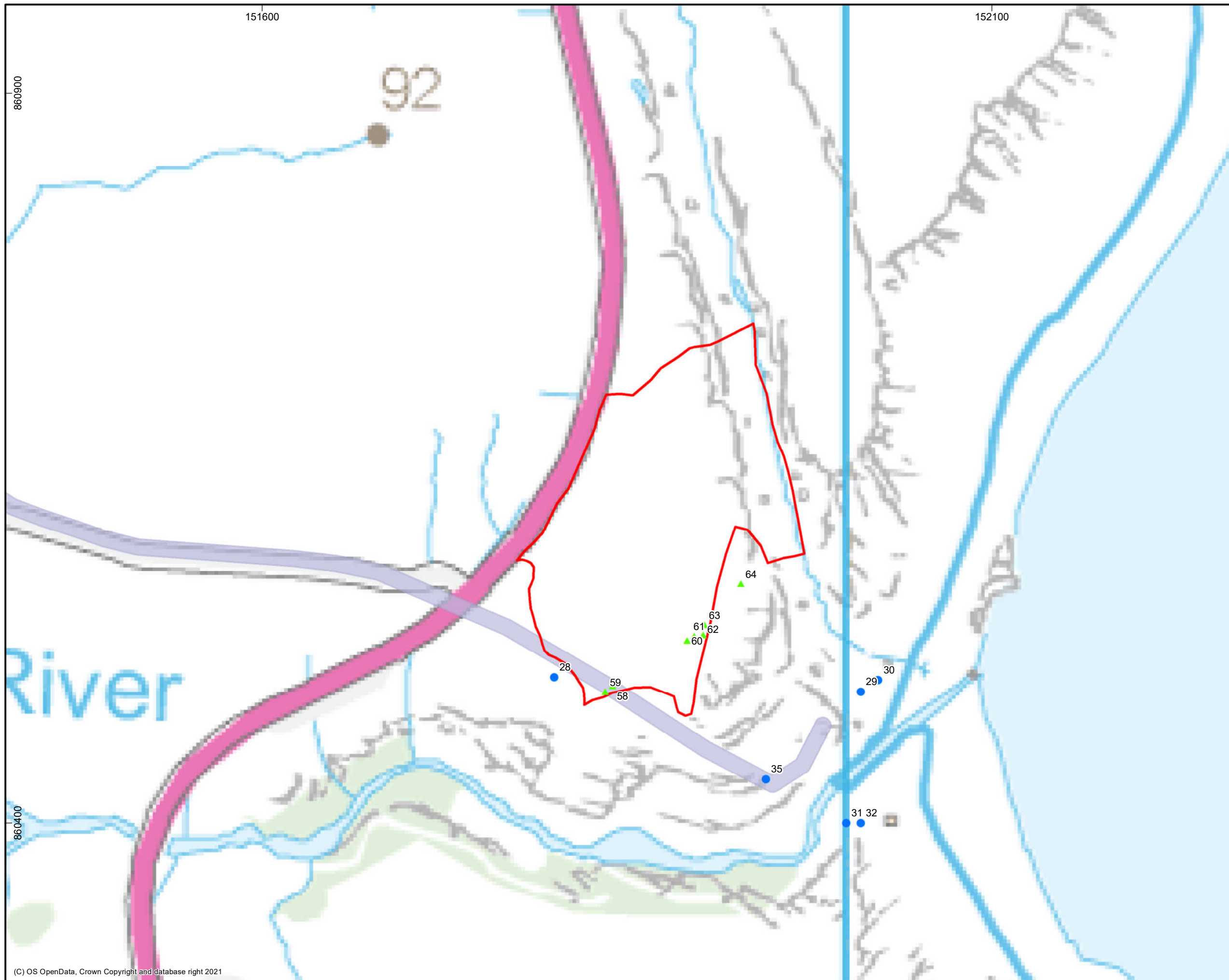


Figure 73.06.05

Heritage assets and the Borrow Pit

- Legend
- Borrow Pit
 - Non-designated tramway
 - Non-designated asset
 - ▲ Walkover Site

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Extract from a map by Blaeu, 1654

Legend
 Approximate location of the Site

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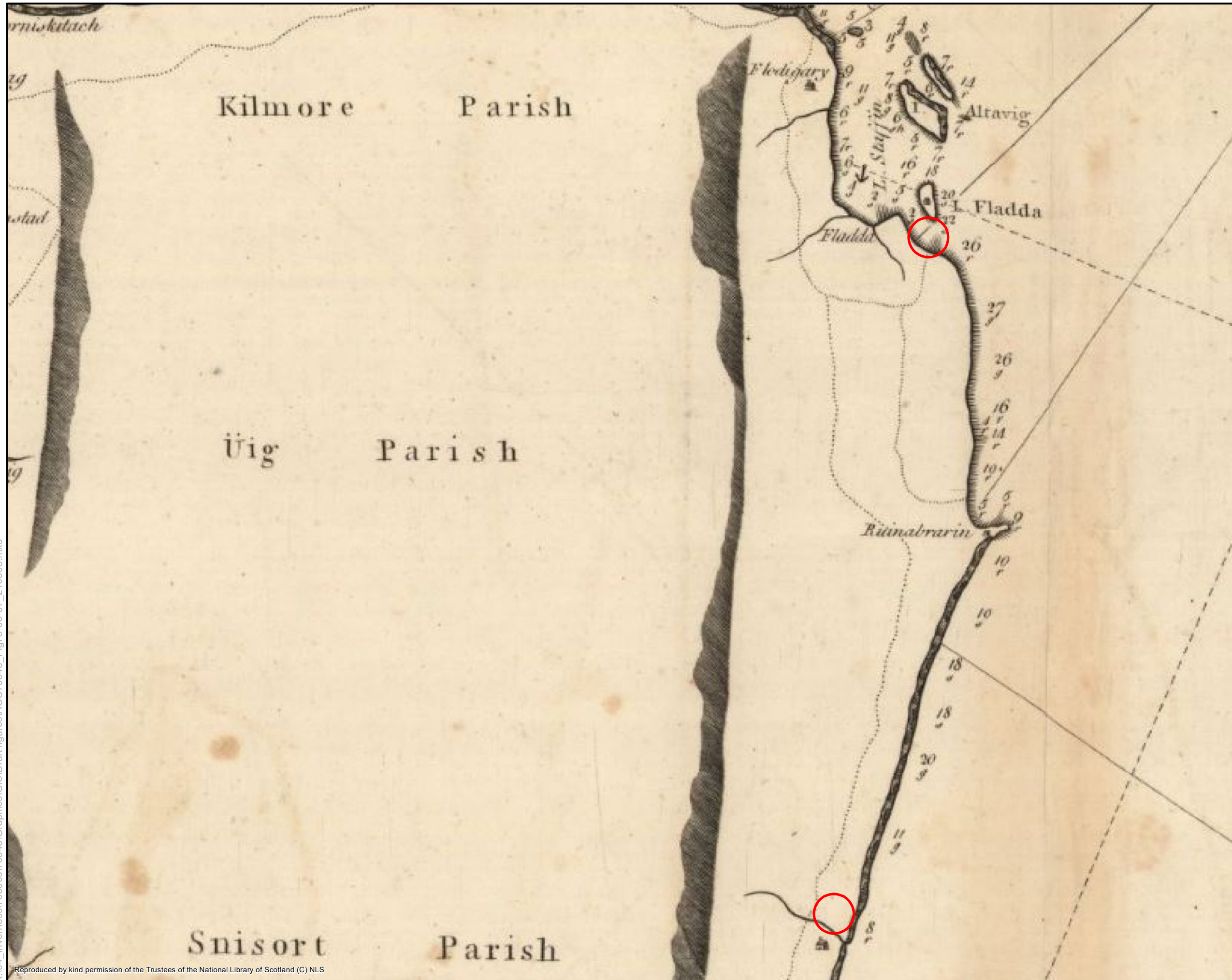


Figure 73.06.07

Extract from a chart by Mackenzie, 1775

Legend
 Approximate location of the Site

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Figure 73.06.08

Extract from a map by Johnson, 1832

Legend

□ Approximate location of the Site

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Figure 73.06.09

Extract from Ordnance Survey map, 1878 and the Harbour Development

Legend

Site Boundary

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AOC Project No.:	70543

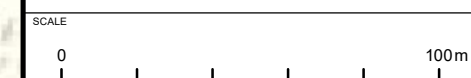


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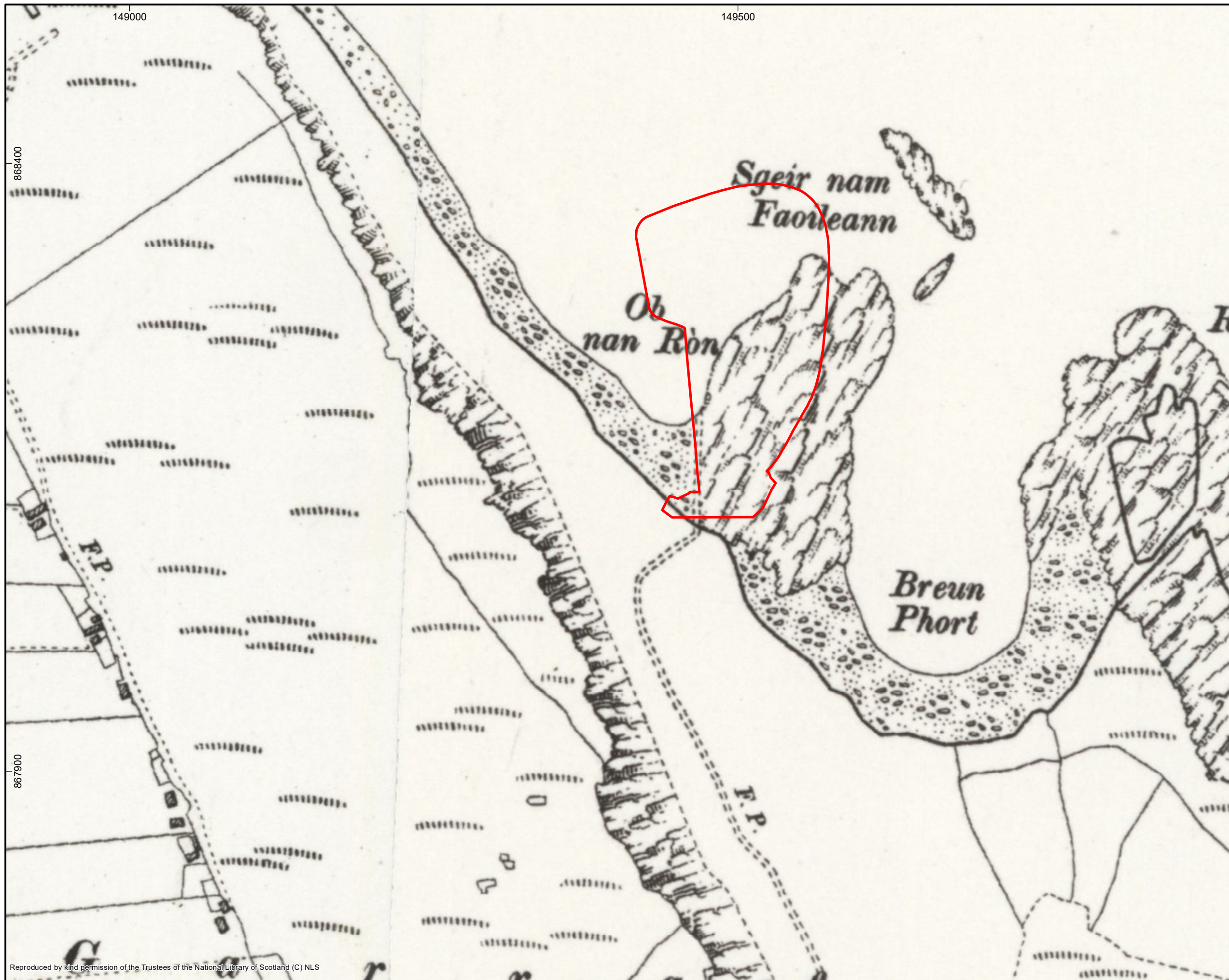


Figure 73.06.10

Extract from Ordnance Survey map, 1904 and the Harbour Development

Legend
 Site Boundary

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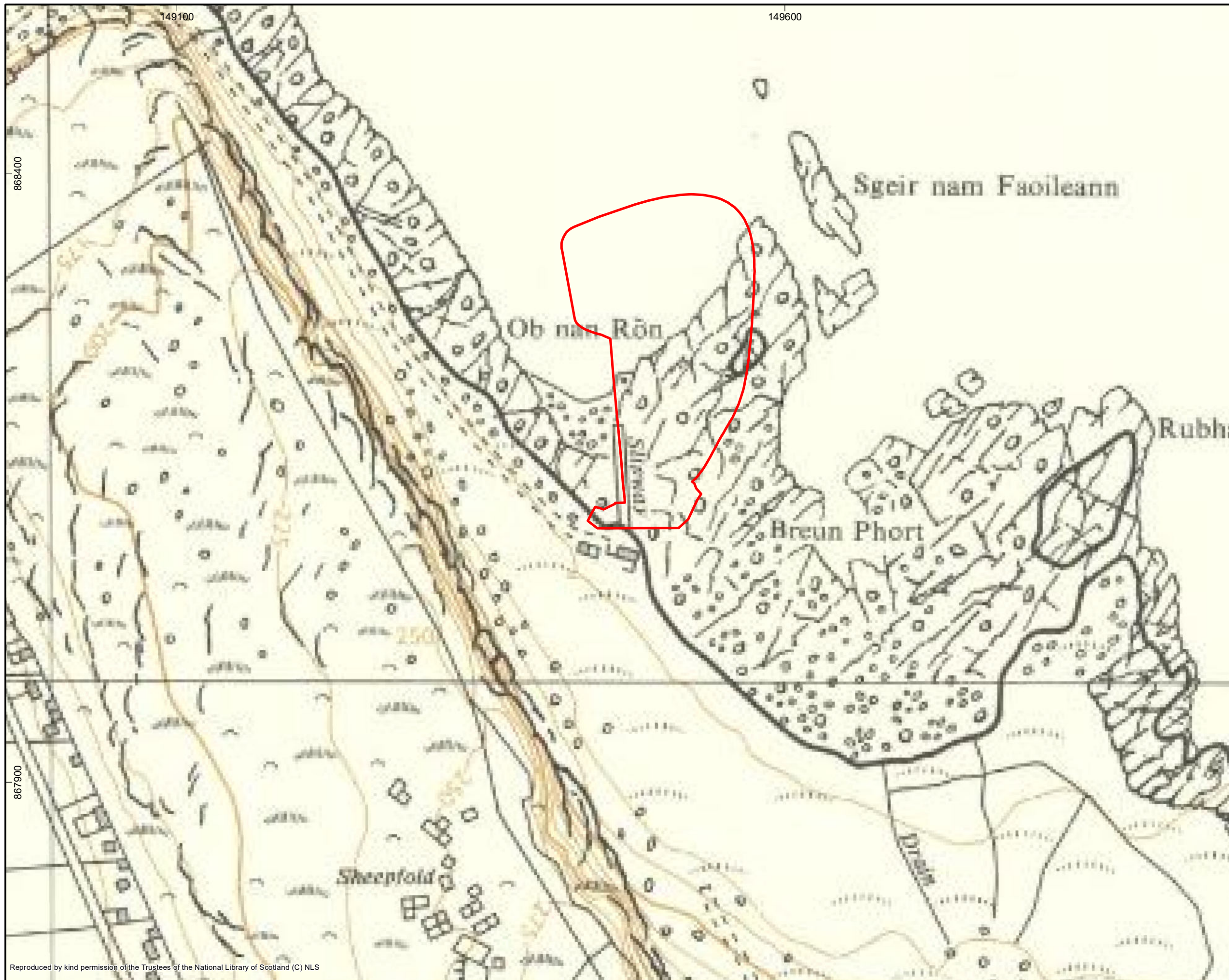


Figure 73.06.11

Extract from Ordnance Survey map, 1967 and the Harbour Development

Legend
 Site Boundary

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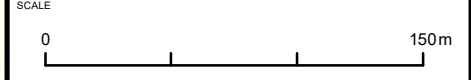
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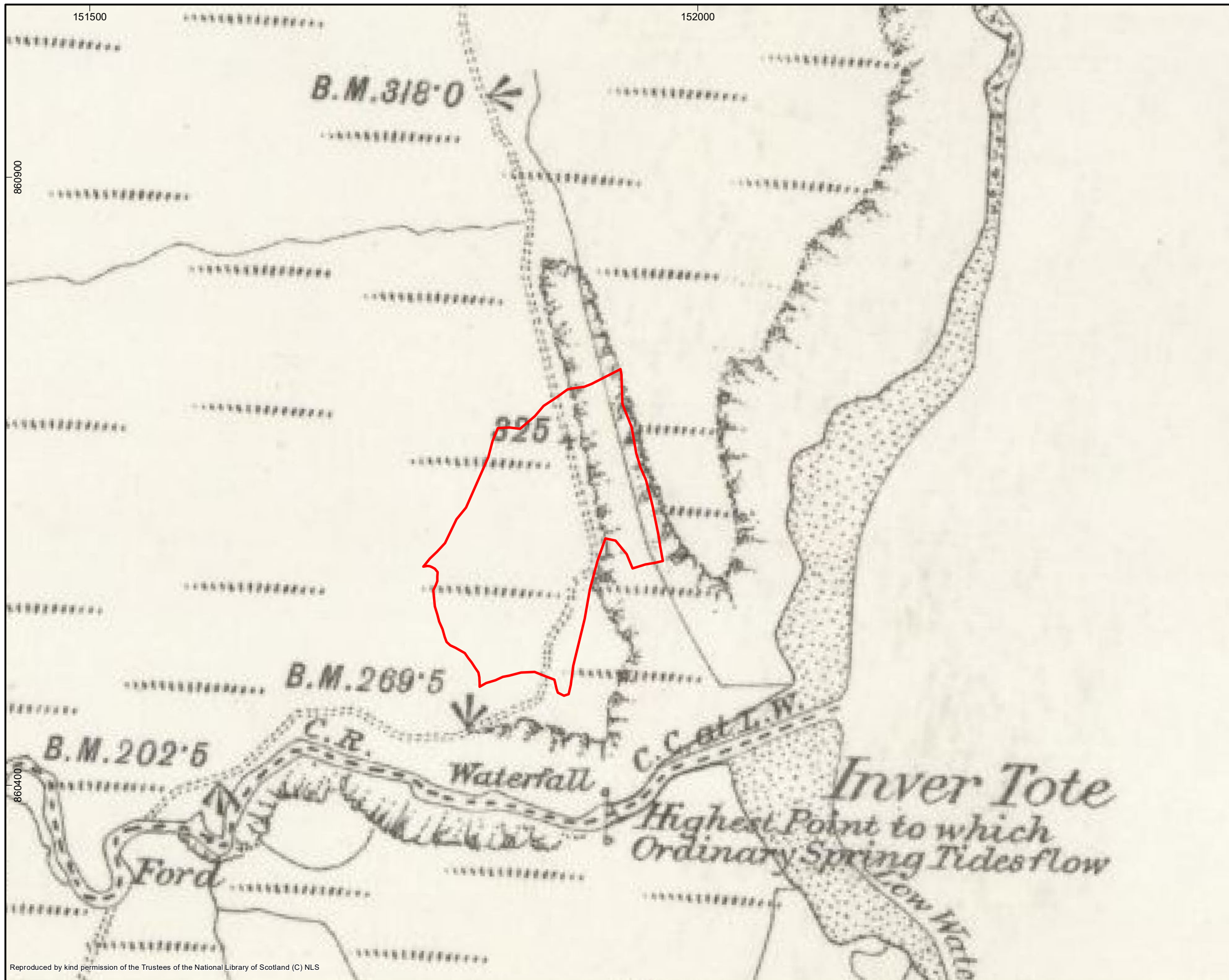


Figure 73-06-12

Extract from Ordnance Survey map, 1880 and the Borrow Pit

Legend
 Site Boundary

FOR
 Affric Limited
 Lochview Office
 Loch Duntelchaig
 Farr
 Inverness
 IV2 6AW

Drawn/checked:	ML/SO
DWG no:	01/70543/EIA/12/01
AOC Project No.:	70543



(C) AOC Archaeology Group 2021



SYSTEM
 Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE 1:3,000 @ A3



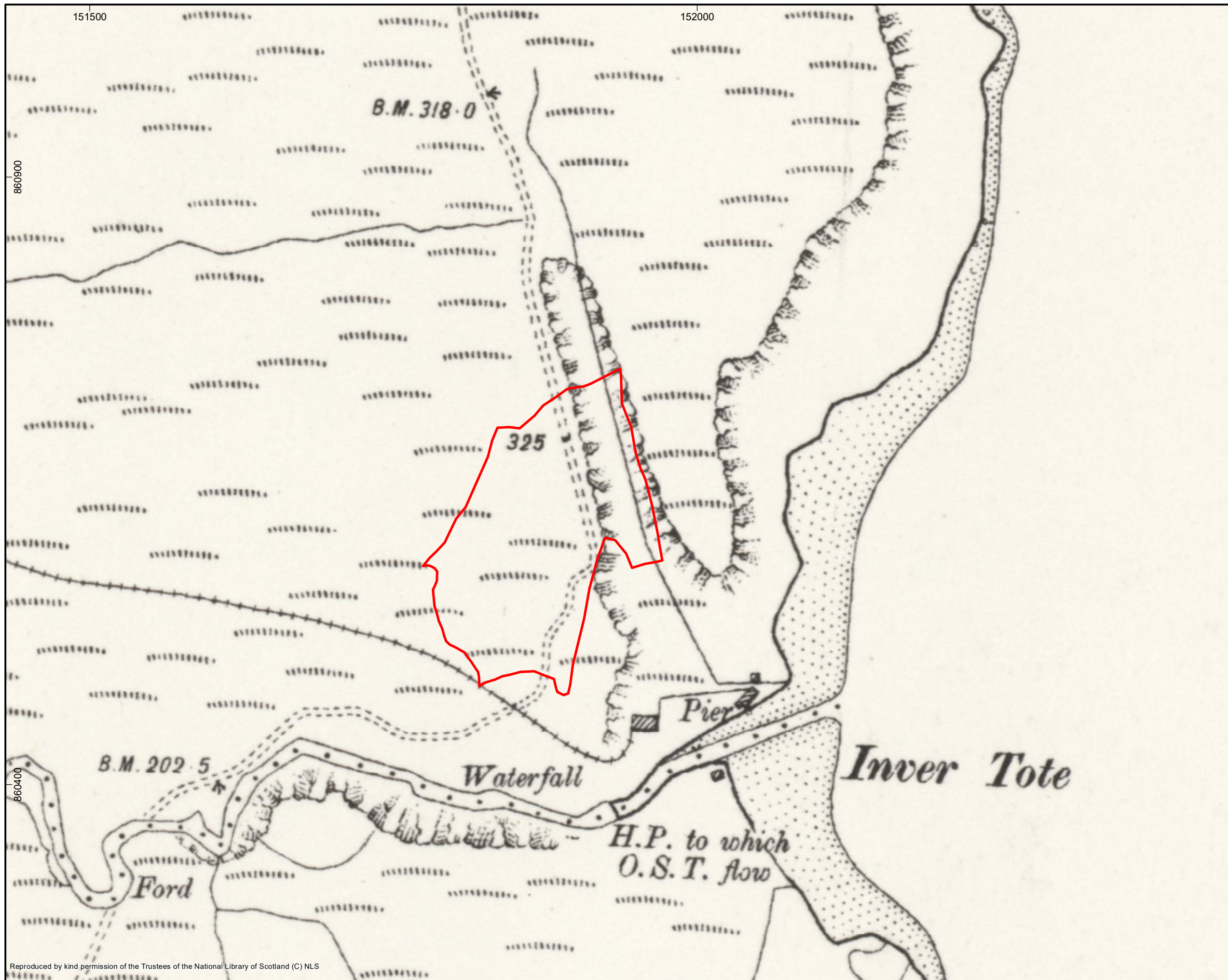


Figure 73.06.13

Extract from Ordnance Survey map, 1903 and the Borrow Pit

Legend
 Site Boundary

FOR
 Affric Limited
 Lochview Office
 Loch Duntelchaig
 Farr
 Inverness
 IV2 6AW

Drawn/checked:	ML/SO
DWG no:	01/70543/EIA/13/01
AOC Project No.:	70543



(C) AOC Archaeology Group 2021



SYSTEM
 Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE 1:3,000 @ A3



North Rona



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Lochview Office, Loch Duntelchaig
Farr, Inverness, IV2 6AW

Telephone: 01808 521 498
Email: info@affriclimited.co.uk
www.affriclimited.co.uk

Title: 73.09.01 Marine Statutory
Designated Sites

Projection: OSGB 1936/British National
Grid EPSG: 27700

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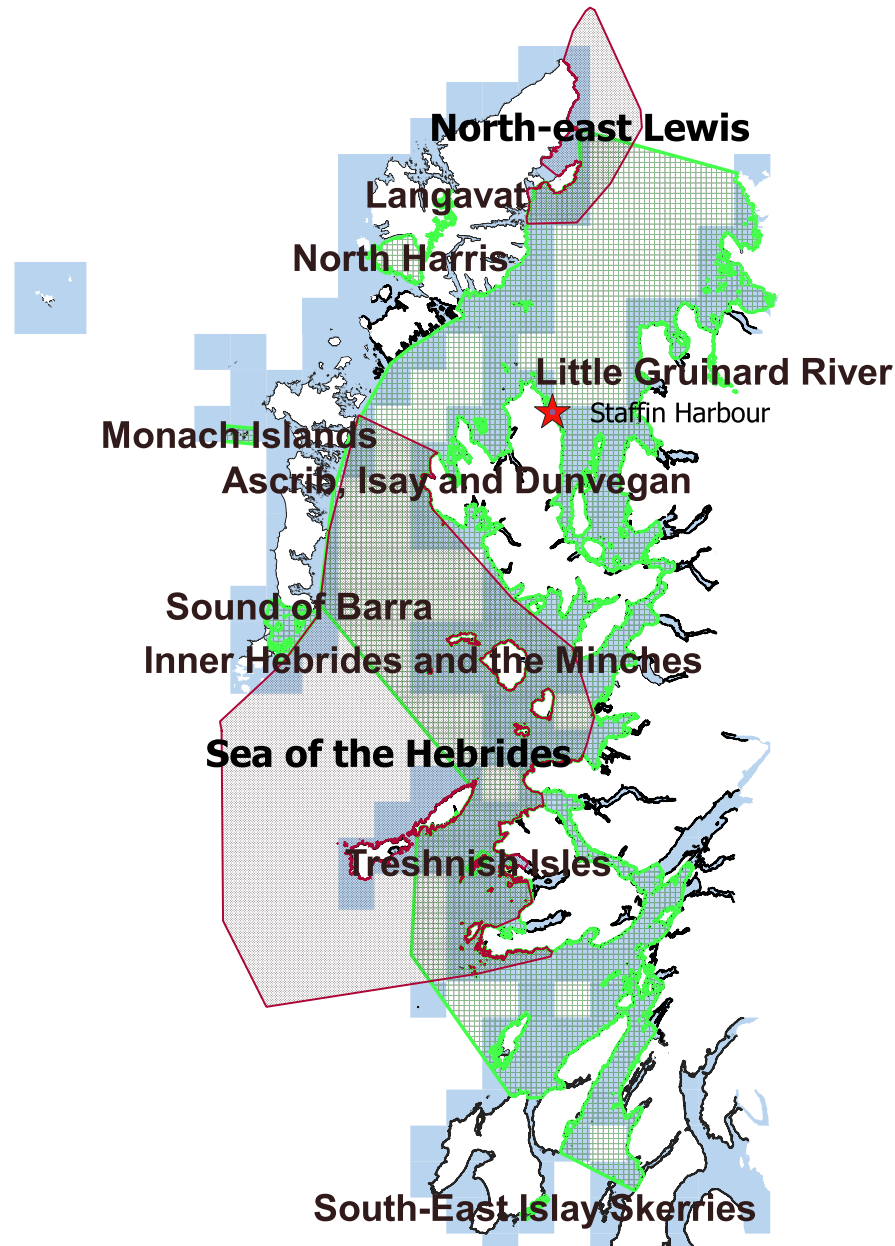
Page 1

Rev No: 1

Drawing Date:
02/09/2021

Legend

-  Staffin Harbour
-  Marine Protected Area
-  Special Area of Conservation



0 100 200 300 400 km

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Drawing: 73.11.01 Harbour Phase 1
Habitats












Projection: OSGB 1936/British National Grid
EPSG: 27700

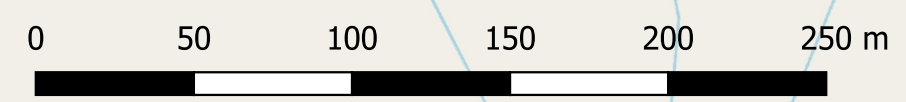
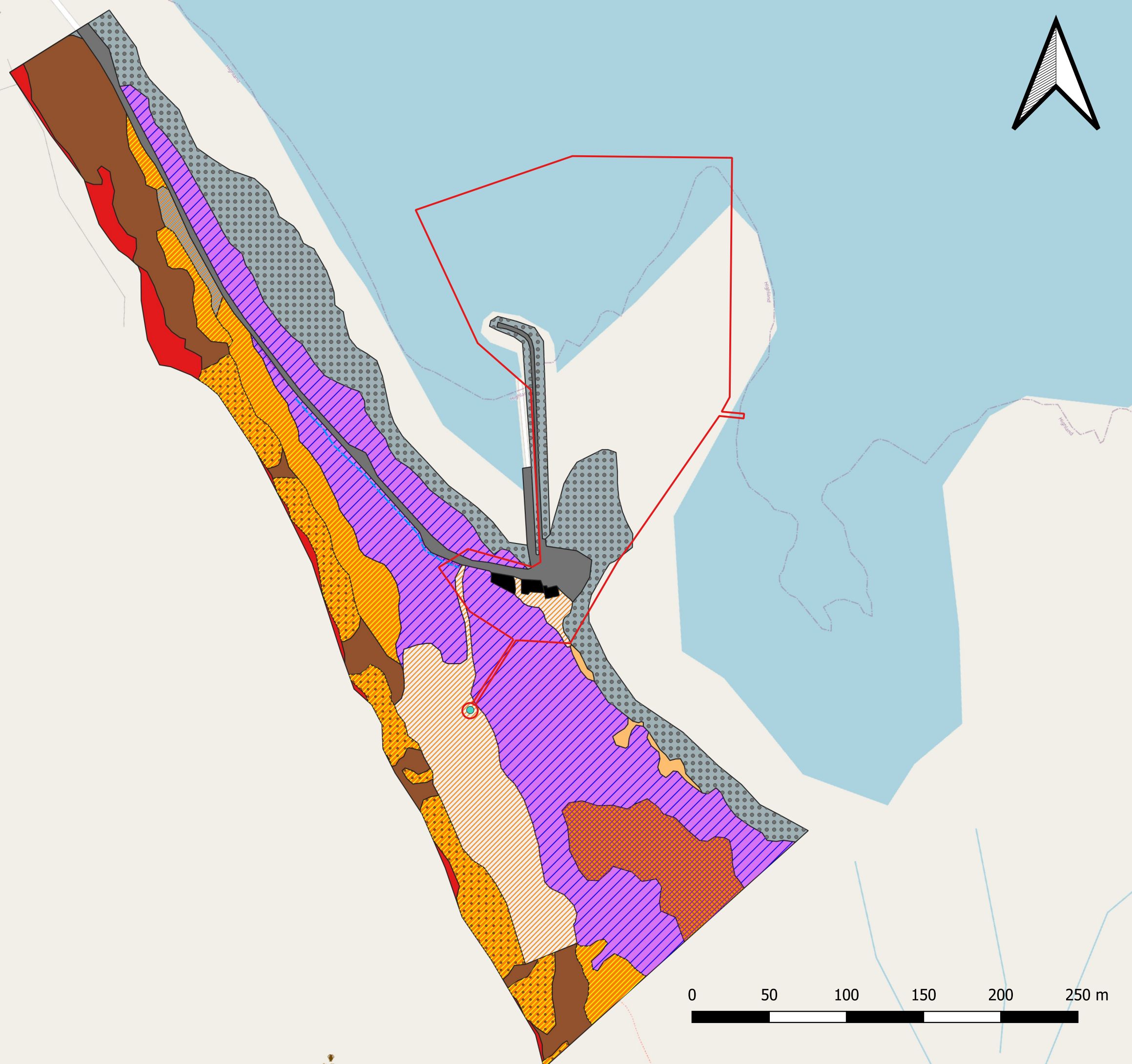
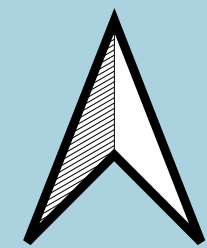
Open Streetmap
"Base map and data from OpenStreetMap and
OpenStreetMap Foundation".

Sources: Esri, DeLorme, HERE, USGS, Intermap, IPC,
NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri
(Thailand), MapmyIndia, Tomtom

Page 1:	Rev No: 1	Drawing Date: 09/09/2021
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Legend

-  Harbour Boundary
-  Acid grassland - unimproved
-  Acid/neutral grassland
-  Acid/neutral grassland/
Scattered bracken
-  Bracken - continuous
-  Buildings and gardens
-  Calcareous grassland - unimproved
-  Inland rock
-  Intertidal: boulders and rocks
-  Marsh/marshy grassland
-  Road
-  Scree
-  Scree/Acid grassland
-  Wet heath/marshy grassland
-  Spring
-  Dry ditch



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Drawing: 73.11.02 Borrow Pit Phase 1
Habitats

Projection: OSGB 1936/British National Grid
EPSG: 27700

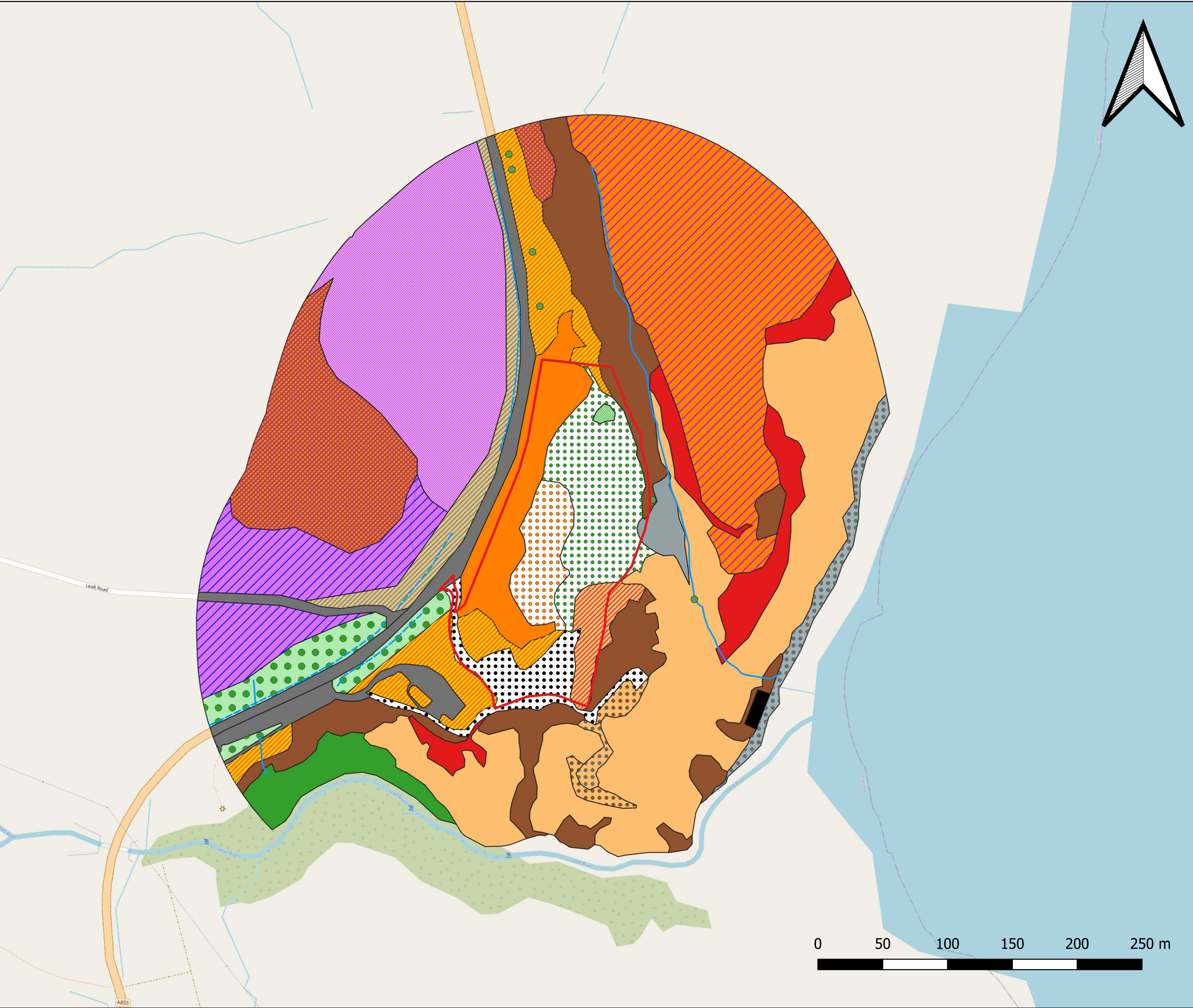
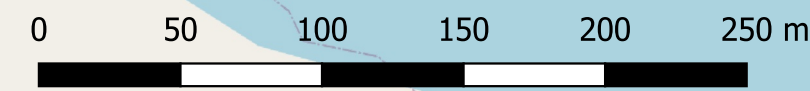
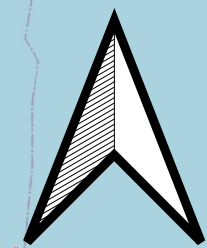
Open Streetmap
"Base map and data from OpenStreetMap and
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Sources: Esri, DeLorme, HERE, USGS, Intermap, IPC,
NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri
(Thailand), MapmyIndia, Tomtom

Page 1:	Rev No: 1	Drawing Date: 06/09/2021
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Legend

- Borrow Pit Boundary
- Acid/neutral grassland
- Bare ground
- Bare ground/neutral grassland
- Bare ground/short-perennial
- Bracken - continuous
- Broadleaved woodland - semi-natural
- Buildings and gardens
- Calcareous grassland - unimproved
- Calcareous grassland/Scattered bracken
- Calcareous grassland/Scree
- Calcareous/neutral grassland
- Inland rock
- Intertidal: boulders and rocks
- Marsh/marshy grassland
- Neutral grassland - semi-improved
- Road
- Scattered trees - broadleaved
- Scattered trees/Scattered bracken
- Scree
- Scrub - continuous
- Tall herb and fern - ruderal
- Wet heath/acid grassland mosaic
- Wet heath/marshy grassland
- Wet modified bog
- Scattered broadleaved tree
- Dry ditch
- Running water



0 1 2 3 4 5 6 7 8 9 10 km



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Title: 73.11.03 Staffin SAC's 10km

Projection: OSGB 1936/British National
Grid EPSG: 27700

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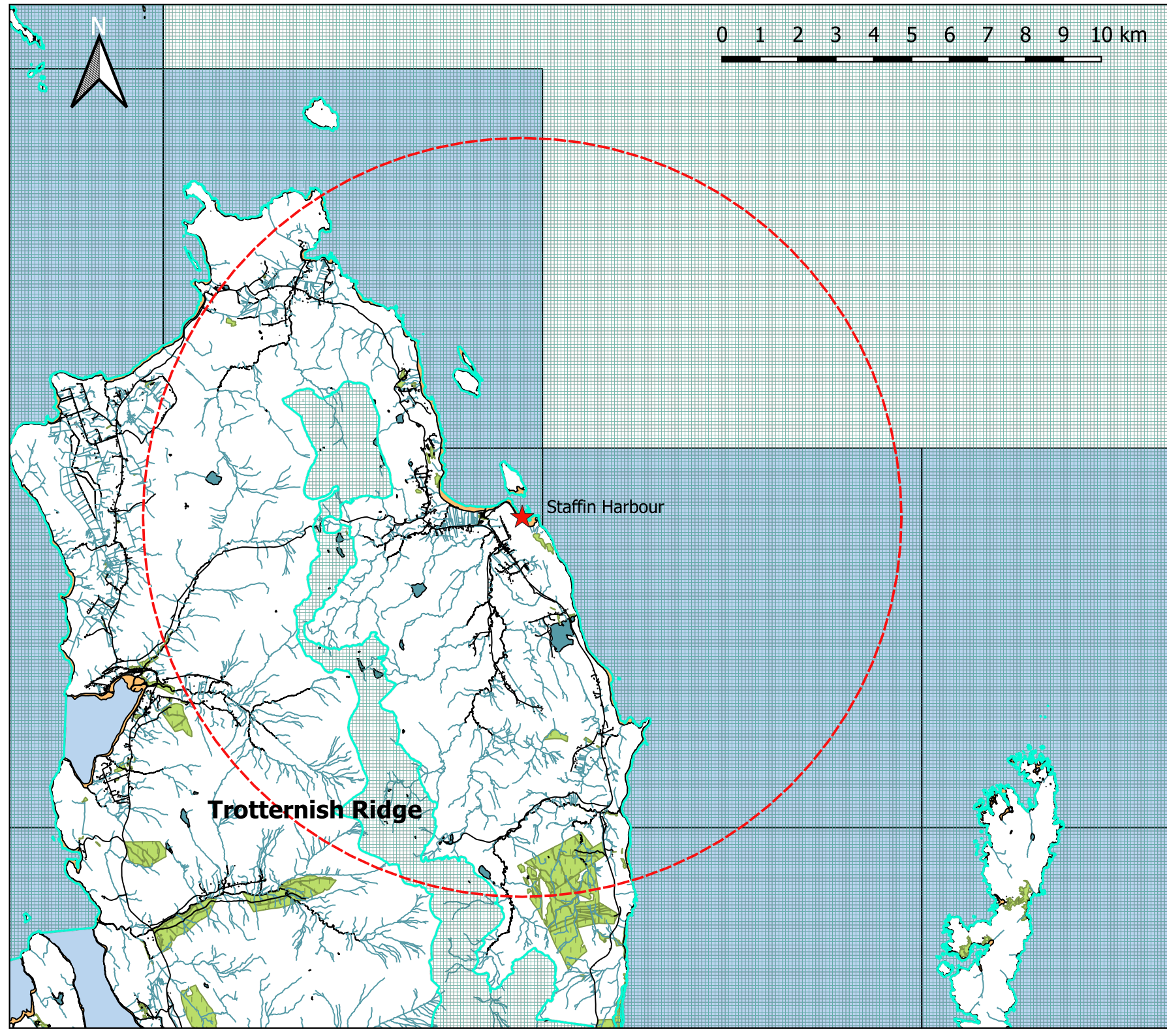
Page 1

Rev No: 1

Drawing Date:
24/09/2020

Legend

-  Staffin Harbour
-  10Km Buffer
-  SAC
-  Fresh Water
-  Main Road
-  Tidal Water
-  Woodland



0 1 2 3 4 5 6 7 8 9 10 km



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Title: 73.11.04 Staffin SSSI &
National Scenic Area

Projection: OSGB 1936/British National
Grid EPSG: 27700

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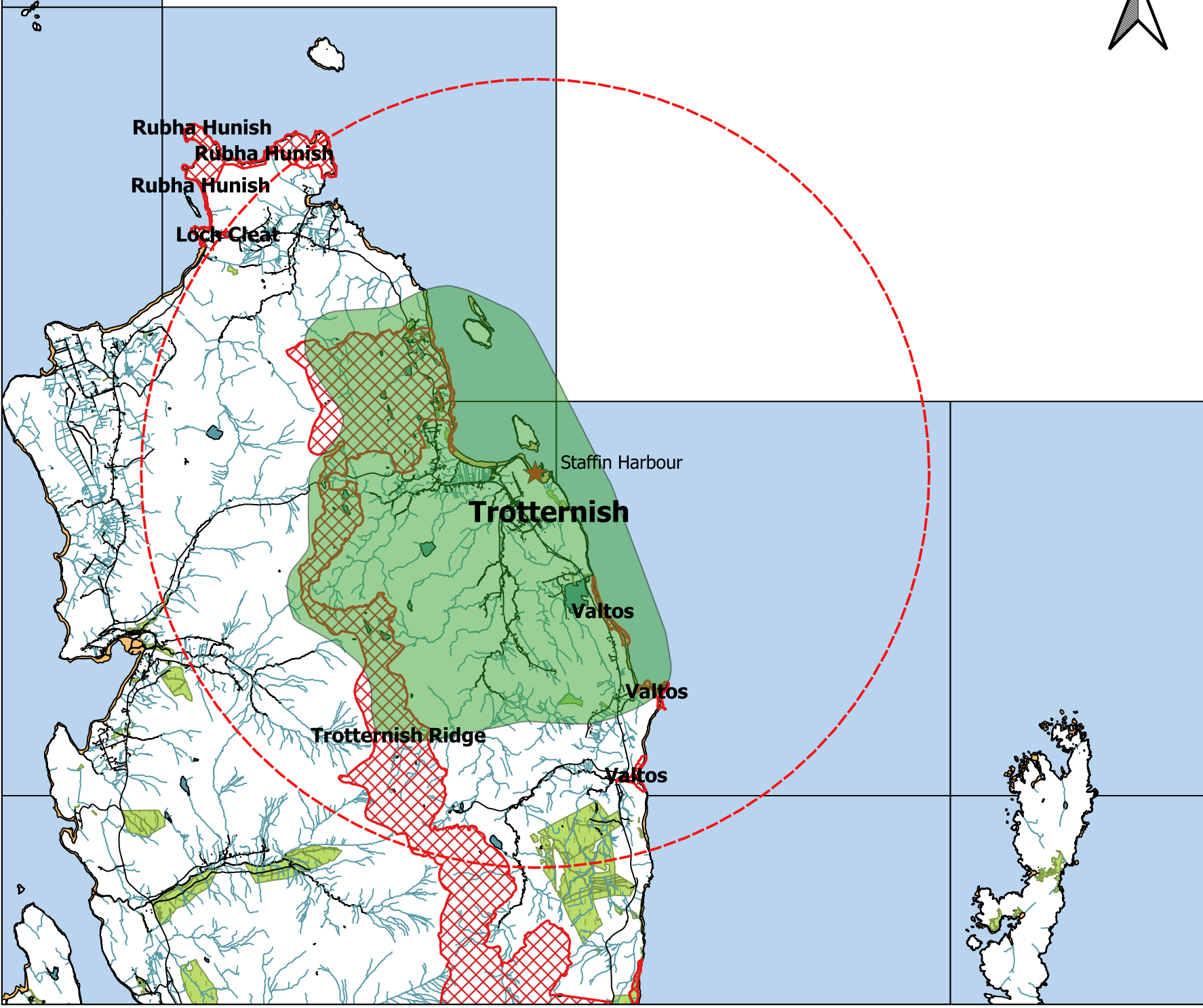
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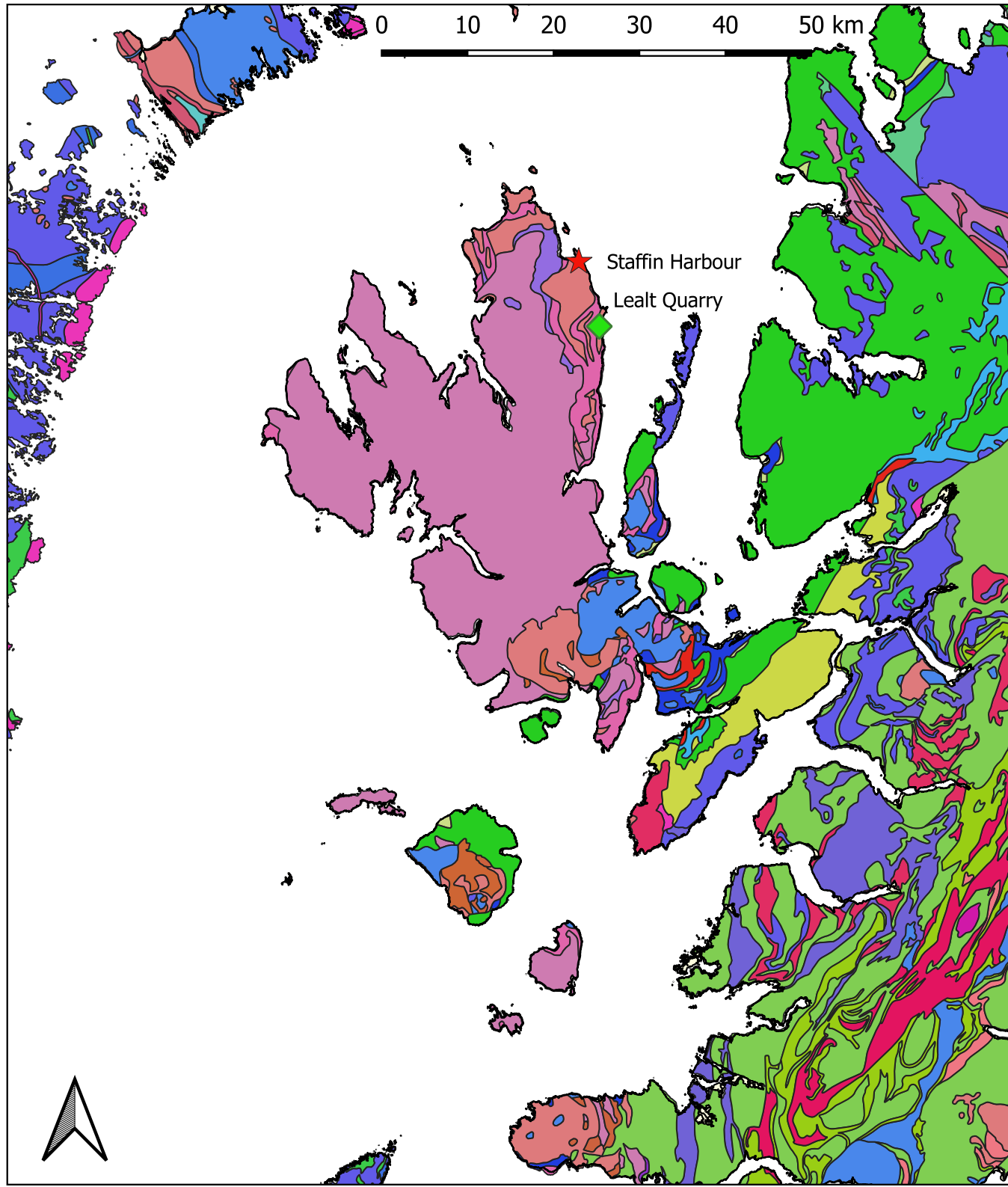
Open Streetmap
"Base map and data from OpenStreetMap
and OpenStreetMap Foundation".

Page 1	Rev No: 1	Drawing Date: 24/09/2020
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Legend

- Staffin Harbour
- 10Km Buffer
- SSSI
- Trotternish NSA
- Fresh Water
- Main Road
- Tidal Water
- Woodland





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Title: 73.12.01 Geology of Inner Hebrides

Page 1	Rev No: 1	Drawing Date: 27/08/2021
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Projection: OSGB 1936/British National Grid EPSG: 27700

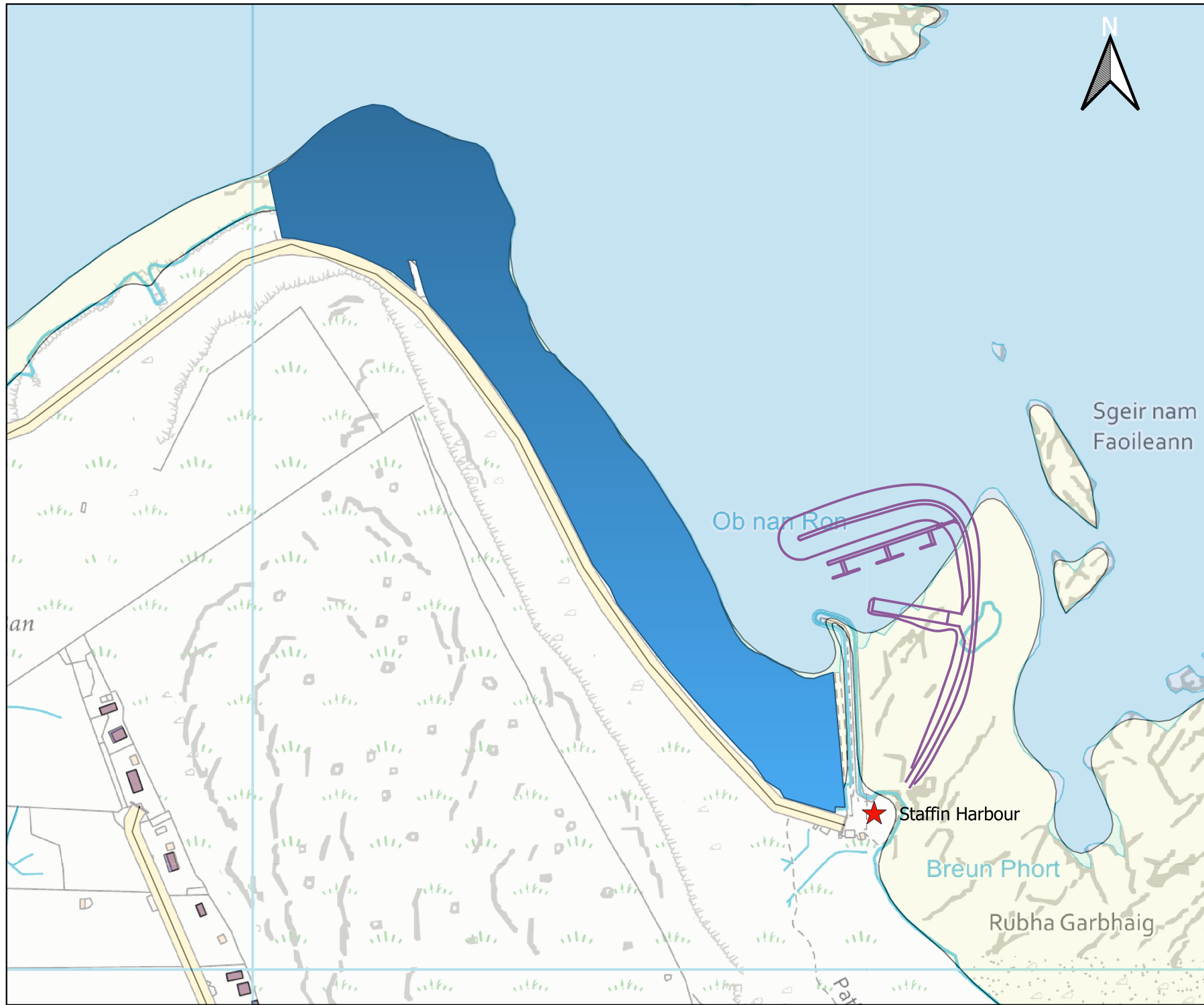
Legend

★ Staffin Harbour

◆ Lealt Quarry

625k_V5_BEDROCK_Geology_Polygons

- ANORTHOSITE
- BRECCIA, CONGLOMERATE AND SANDSTONE
- CONGLOMERATE, SANDSTONE, SILTSTONE AND MUDSTONE
- DOLOSTONE
- FELSIC-ROCK
- GNEISS
- GRAPHITIC PELITE, CALCAREOUS PELITE, CALCSILICATE-ROCK AND PSAMMITE
- MAFIC GNEISS
- MAFIC IGNEOUS-ROCK
- MAFIC LAVA AND MAFIC TUFF
- METASEDIMENTARY ROCK
- MUDSTONE, SANDSTONE AND LIMESTONE
- MUDSTONE, SILTSTONE AND SANDSTONE
- MUDSTONE, SILTSTONE, LIMESTONE AND SANDSTONE
- MYLONITIC-ROCK AND FAULT-BRECCIA
- PELITE
- PSAMMITE
- PSAMMITE AND PELITE
- PSAMMITE AND SEMIPELITE
- PSAMMITE, SEMIPELITE AND PELITE
- PYROCLASTIC-ROCK
- QUARTZ-ARENITE
- QUARTZITE
- SANDSTONE AND MUDSTONE
- SANDSTONE, BRECCIA AND CONGLOMERATE
- SANDSTONE, MUDSTONE, SILTSTONE AND CONGLOMERATE
- SCHIST
- SEMIPELITE AND PELITE
- SYENITIC-ROCK
- ULTRAMAFITITE



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Title: 73.12.02 An Corran GCR &
Harbour Development

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- Legend**
-  Staffin Harbour
 -  Minor Road
 -  Proposed Harbour Development
 -  GCR_SCOTLAND





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Title: 73.12.03 Staffin Harbour
Underlying Geology (An Corran &
Fossil Locations)

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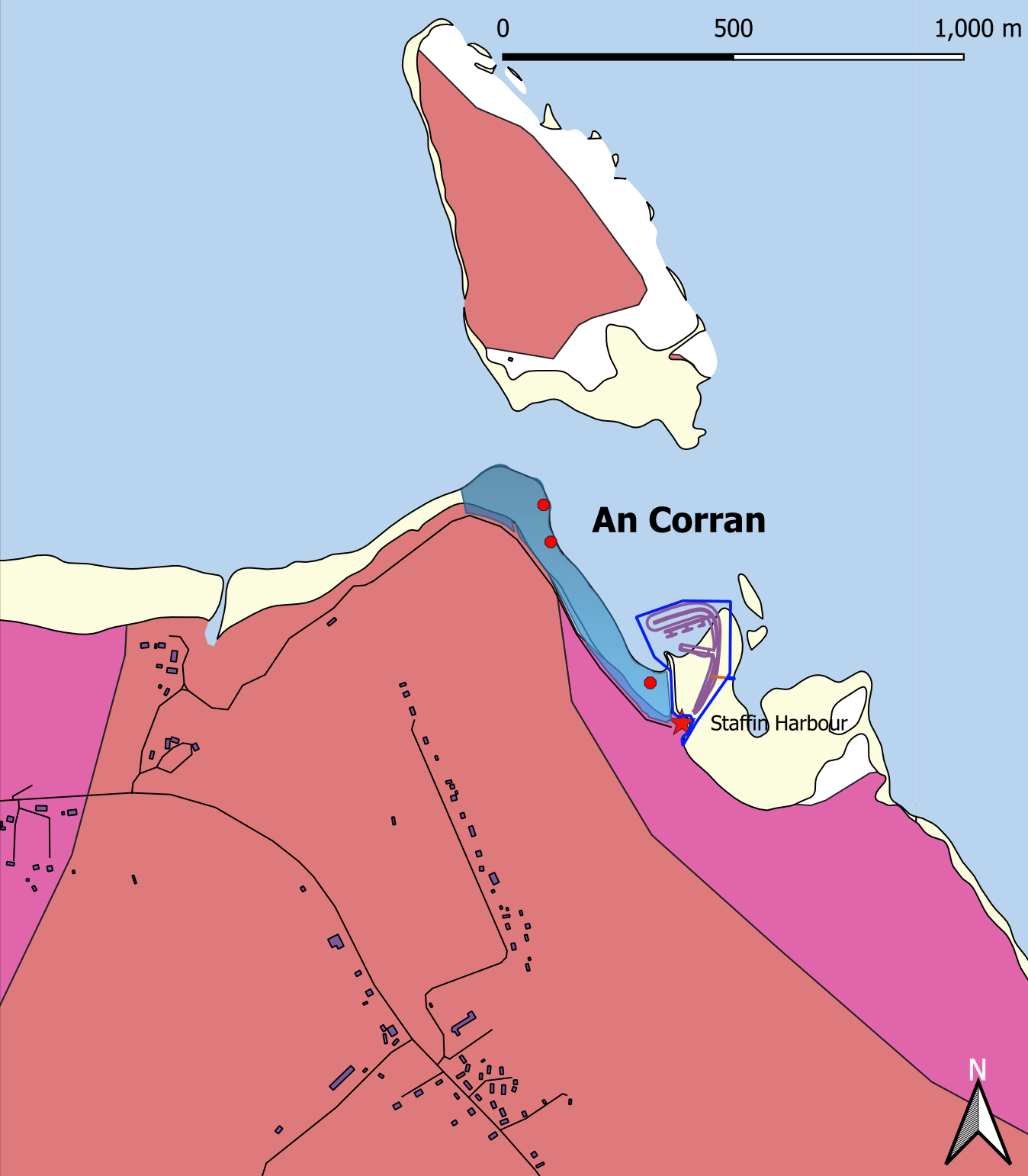
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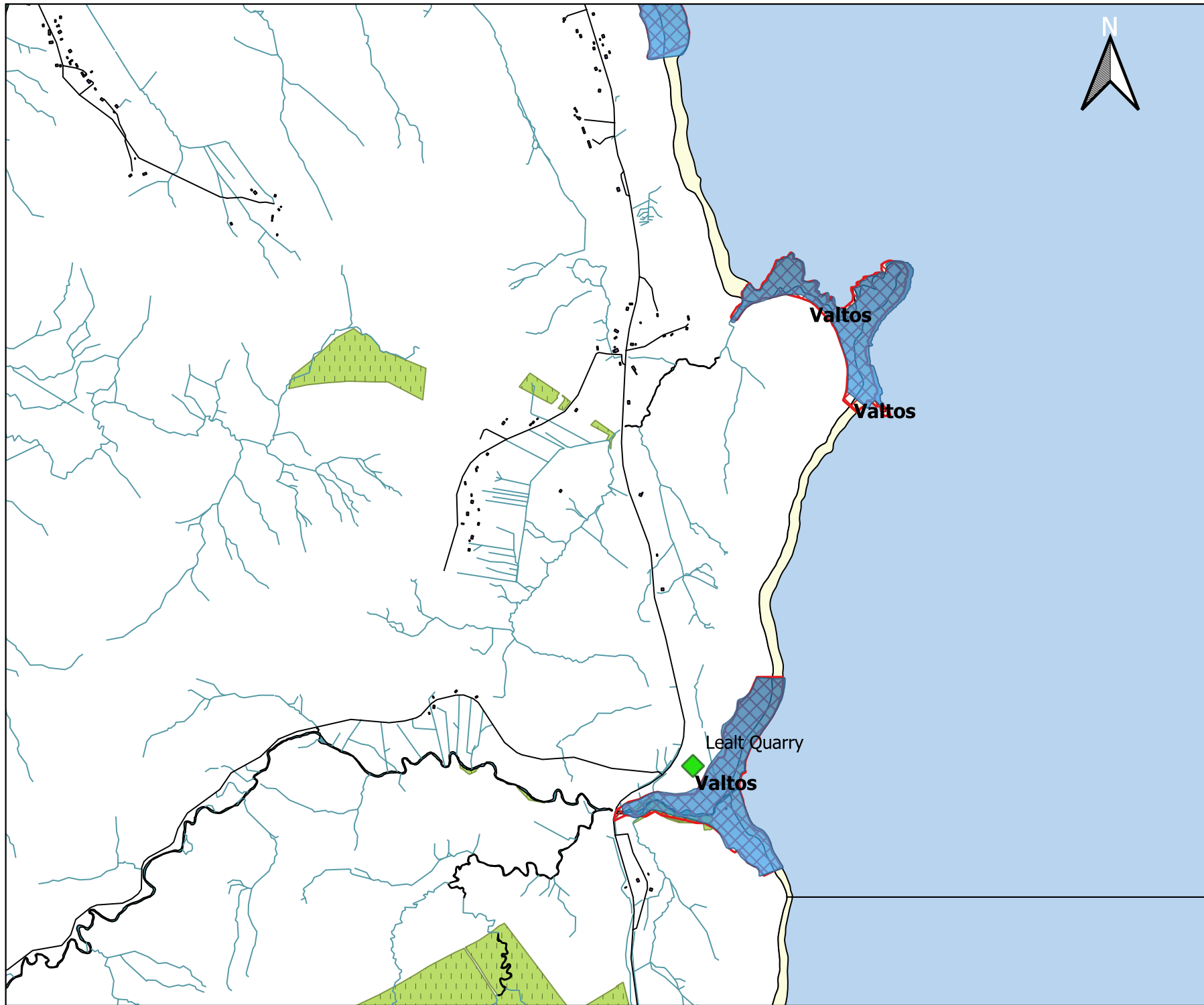
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Grid EPSG: 27700

Legend

- Staffin Harbour
- An Corran GCR
- Foreshore
- Fossil Locations
- Tidal Water

- 625k_V5_BEDROCK_Geology_Polygons
- MAFIC IGNEOUS-ROCK
 - MUDSTONE, SANDSTONE AND LIMESTONE





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Title: 73.12.04 Lealt Quarry Location (Valtos GCR & SSSI).

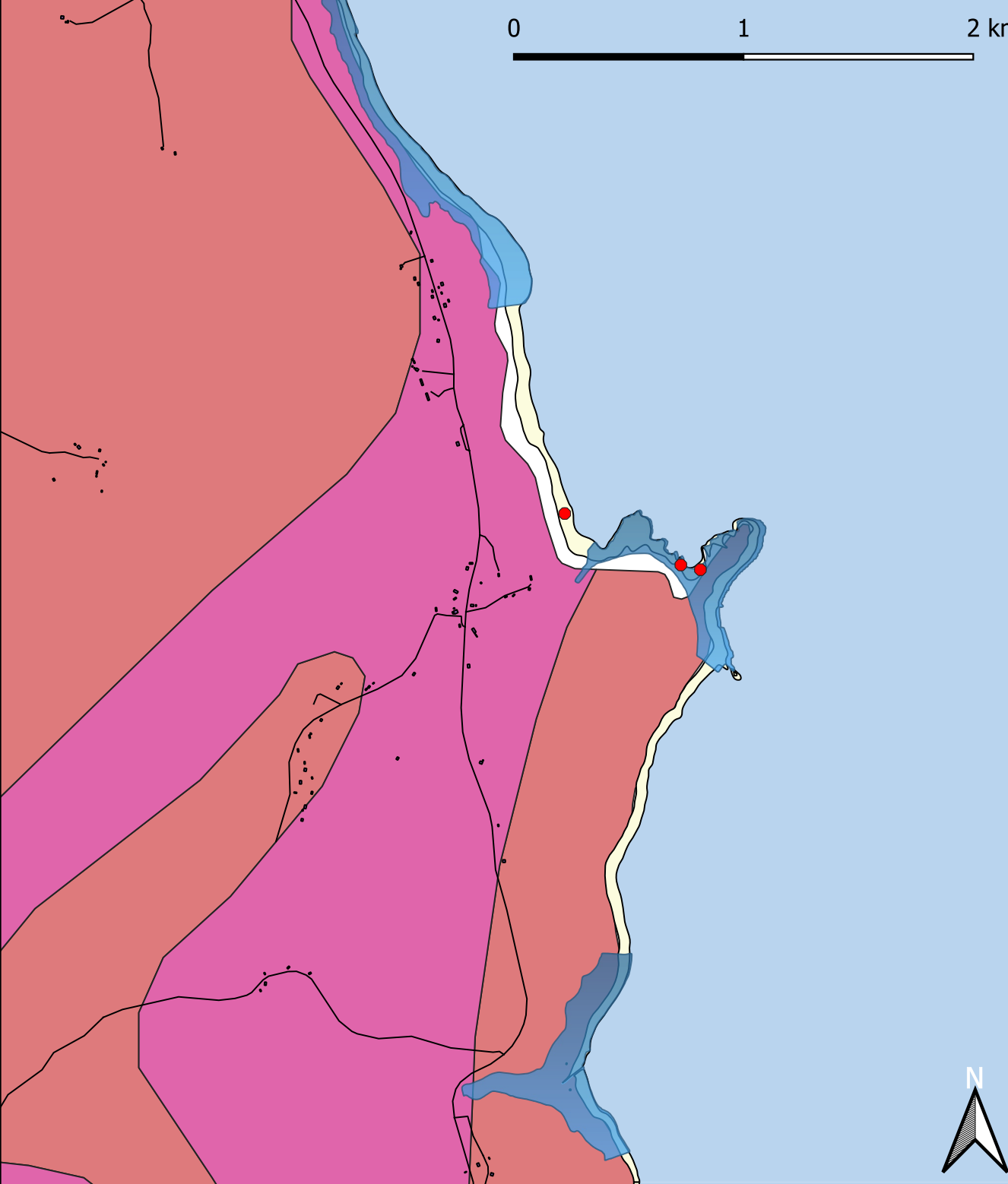
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- Legend**
- Lealt Quarry
 - Valtos SSSI
 - Valtos GCR
 - Buildings
 - Foreshore
 - Fresh Water
 - Sea Water
 - Woodland





0 1 2 km

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Title: 73.12.05 Lealt Quarry
Underlying Geology (Valtos GRC, SSSI & Fossil Locations)

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Projection: OSGB 1936/British National Grid EPSG: 27700

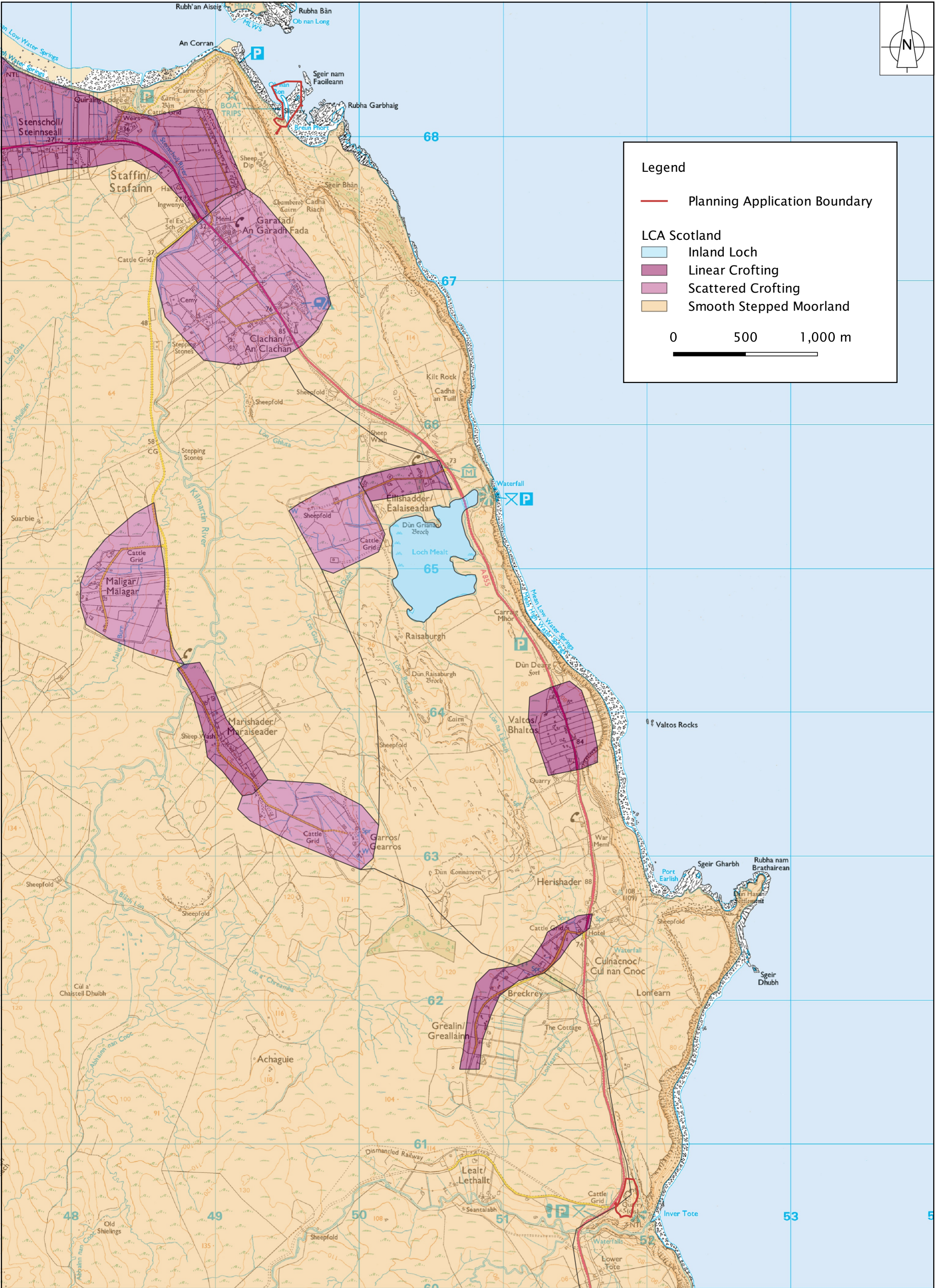
Legend

- Foreshore
- Fossil Locations
- Tidal Water
- Valtos GCR

625k_V5_BEDROCK_Geology_Polygons

- MAFIC IGNEOUS-ROCK
- MUDSTONE, SANDSTONE AND LIMESTONE





Legend

- Planning Application Boundary

LCA Scotland



- Inland Loch
- Linear Crofting
- Scattered Crofting
- Smooth Stepped Moorland

0 500 1,000 m



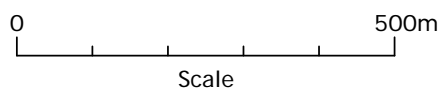
**HARBOUR VIEWPOINT
 LOCATIONS PLAN**

Legend

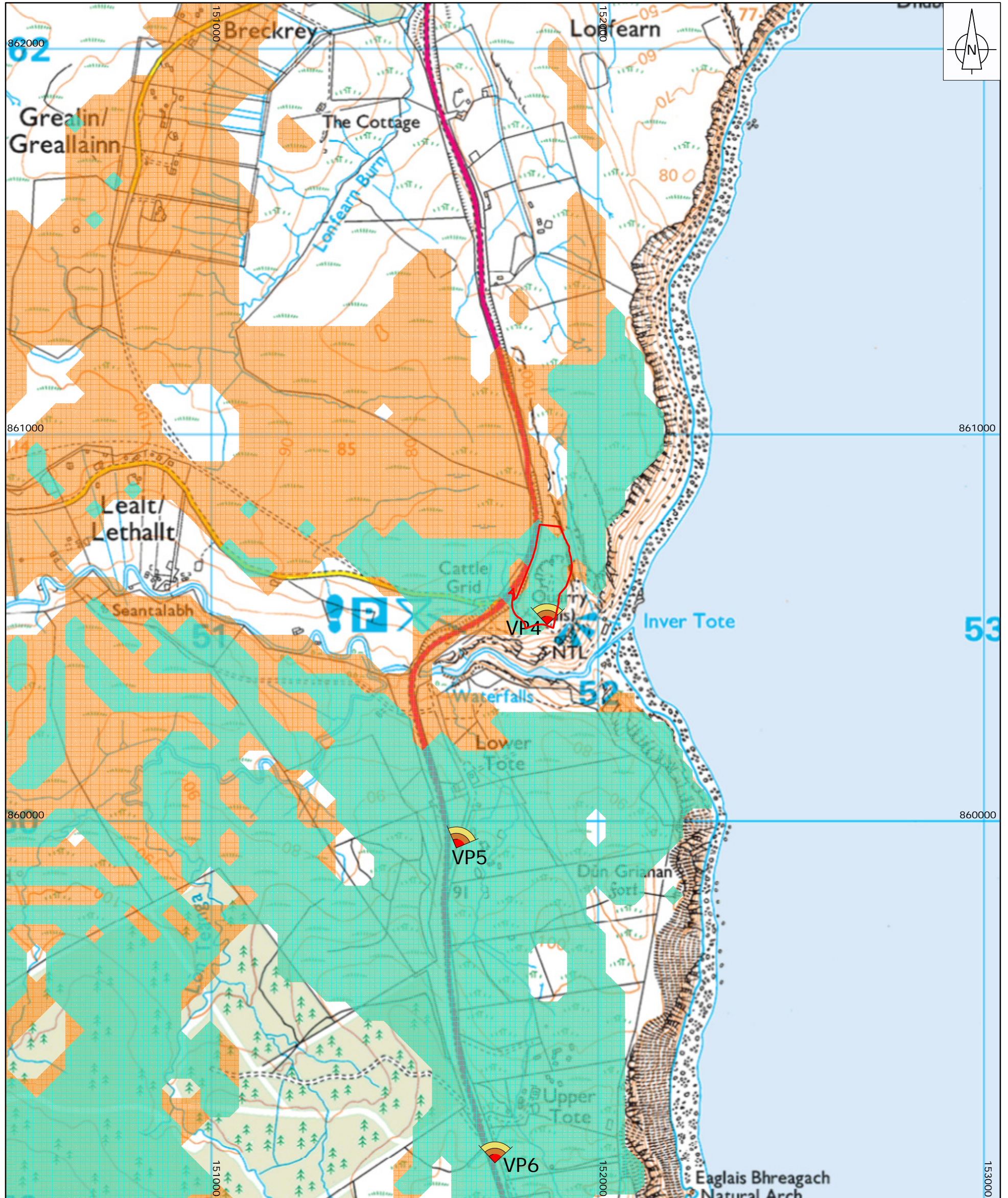
-  Viewpoint Locations
-  ZTV

Client: STAFFIN COMMUNITY TRUST
 Project: STAFFIN COMMUNITY HARBOUR
 Title: HARBOUR VIEWPOINT
 LOCATIONS PLAN

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 Tel: 01786 822339







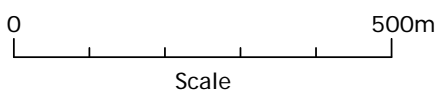
Drawing: 73.13.02 Drawn: EM
 Scale: 1:10,000 Checked: WB
 Date: 15.09.21 Sheet Size: A3



BORROW PIT VIEWPOINT LOCATIONS PLAN

Legend

-  Planning Application Boundary
-  Viewpoint Locations
-  ZTV of Existing Rock Faces and Proposed Rock Faces
-  ZTV of Proposed Soil Mounds



Client: STAFFIN COMMUNITY TRUST

Project: STAFFIN COMMUNITY HARBOUR

Title: BORROW PIT VIEWPOINT LOCATIONS PLAN

Drawing: 73.13.03

Drawn: EM

Scale: 1:10,000

Checked: WB

Date: 15.09.21

Sheet Size: A3

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VIEWPOINT 1A - HIGH ELEVATION DRONE FROM NORTH EAST OF SLIPWAY



Viewpoint 1A - Existing Photograph



Viewpoint 1A - Proposed Development

Client	STAFFIN COMMUNITY TRUST	Location	HIGH ELEVATION DRONE FROM NORTH EAST OF SLIPWAY
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	149517 868517
Drawing	73.13.04	Viewpoint Elevation	53m AOD
Photo	EM	Bearing to Centre	183°
Checked	RML	Horizontal Field of View	86°
Sheet Size	A2	Distance to Site Boundary	220m
		Date of Photograph	27.02.21
		Camera	Drone
		Lens	Drone

Recommended viewing distance on A2 sheet - 30cm



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VIEWPOINT 1B - LOW ELEVATION DRONE FROM NORTH EAST OF SLIPWAY



Viewpoint 1B - Existing Photograph



Viewpoint 1B - Proposed Development

Client	STAFFIN COMMUNITY TRUST	Location	LOW ELEVATION DRONE FROM NORTH EAST OF SLIPWAY
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	149517 868517
Drawing	73.13.05	Viewpoint Elevation	9m AOD
Photo	EM	Bearing to Centre	183°
Checked	RML	Horizontal Field of View	86°
Sheet Size	A2	Distance to Site Boundary	220m
		Date of Photograph	27.02.21
		Camera	Drone
		Lens	Drone

Recommended viewing distance on A2 sheet - 30cm



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VIEWPOINT 1B - LOW ELEVATION DRONE FROM NORTH EAST OF SLIPWAY



Viewpoint 1B - Existing Photograph



Viewpoint 1B - Proposed Development

Recommended viewing distance on A3 sheet - 50cm

Client	STAFFIN COMMUNITY TRUST	Location	LOW ELEVATION DRONE FROM NORTH EAST OF SLIPWAY
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	149517 868517
Drawing	73.13.06	Viewpoint Elevation	9m AOD
Photo	EM	Bearing to Centre	183°
Checked	RML	Horizontal Field of View	42°
Sheet Size	A3	Distance to Site Boundary	220m
		Date of Photograph	27.02.21
		Camera	Drone
		Lens	Drone



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VIEWPOINT 2 - CADHA RIACH



Viewpoint 2 - Existing Photograph



Viewpoint 2 - Proposed Development

Client	STAFFIN COMMUNITY TRUST	Location	CADHA RIACH
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	149581 867605
Drawing	73.13.07	Viewpoint Elevation	90m AOD
Photo	EM	Bearing to Centre	355°
Checked	RML	Horizontal Field of View	60°
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		Camera	Nikon D3300
		Lens	55mm

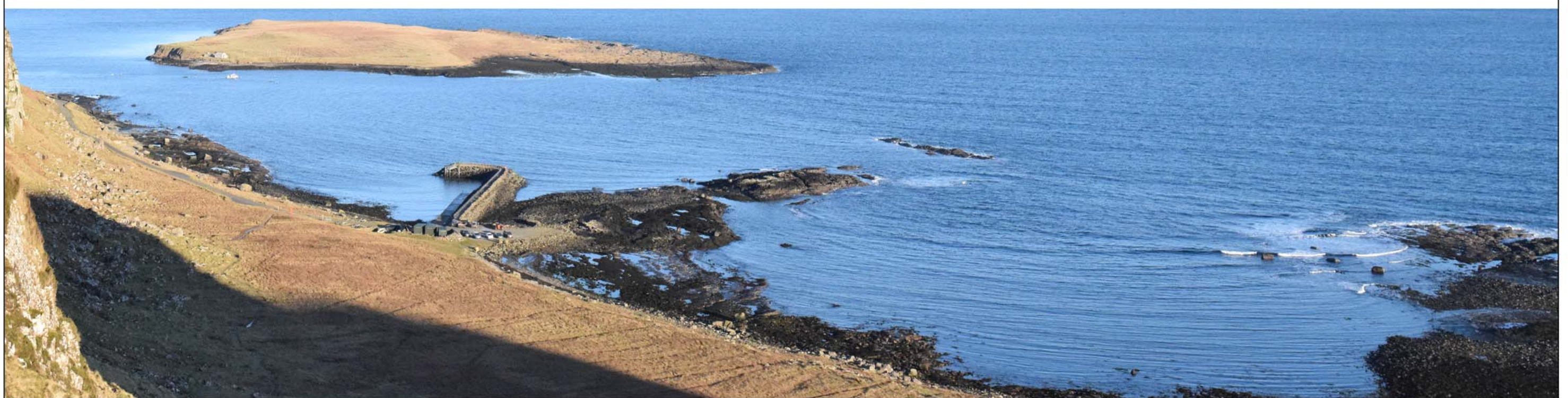
Recommended viewing distance on A2 sheet - 49cm



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VIEWPOINT 2 - CADHA RIACH



Viewpoint 2 - Existing Photograph



Viewpoint 2 - Proposed Development

Recommended viewing distance on A3 sheet - 50m

Client	STAFFIN COMMUNITY TRUST	Location	CADHA RIACH
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	149581 867605
Drawing	73.13.08	Viewpoint Elevation	90m AOD
Photo	EM	Bearing to Centre	355°
Checked	RML	Horizontal Field of View	42°
Sheet Size	A3	Distance to Site Boundary	660m
		Date of Photograph	10.02.21
		Camera	Nikon D3300
		Lens	55mm



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VIEWPOINT 3 - ROAD TO SLIPWAY



Viewpoint 3 - Existing Photograph



Viewpoint 3 - Proposed Development

Client	STAFFIN COMMUNITY TRUST	Location	ROAD TO SLIPWAY
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	149191 868445
Drawing	73.13.09	Viewpoint Elevation	11m AOD
Photo	EM	Bearing to Centre	131°
Checked	RML	Horizontal Field of View	74°
Sheet Size	A2	Distance to Site Boundary	310m
		Date of Photograph	10.02.21
		Camera	Nikon D3300
		Lens	55mm

Recommended viewing distance on A2 sheet - 37cm



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VIEWPOINT 3 - ROAD TO SLIPWAY



Viewpoint 3 - Existing Photograph



Viewpoint 3 - Proposed Development

Recommended viewing distance on A3 sheet - 50m

Client	STAFFIN COMMUNITY TRUST	Location	ROAD TO SLIPWAY
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	149191 868445
Drawing	73.13.10	Viewpoint Elevation	11m AOD
Photo	EM	Bearing to Centre	131°
Checked	RML	Horizontal Field of View	42°
Sheet Size	A3	Distance to Site Boundary	310m
		Date of Photograph	10.02.21
		Camera	Nikon D3300
		Lens	55mm



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 DUNBLANE FK15 0AH
 Tel: 01786 822339



VIEWPOINT 4 - BORROW PIT ENTRANCE



Viewpoint 4 - Existing Photograph



Viewpoint 4 - Proposed Development

Client	STAFFIN COMMUNITY TRUST	Location	BORROW PIT ENTRANCE
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	151873 860501
Drawing	73.13.11	Viewpoint Elevation	85m AOD
Photo	EM	Bearing to Centre	357°
Checked	RML	Horizontal Field of View	76°
Sheet Size	A2	Distance to Site Boundary	0m
		Date of Photograph	10.02.21
		Camera	Nikon D3300
		Lens	55mm

Recommended viewing distance on A2 sheet - 36cm



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Tel: 01786 822339



VIEWPOINT 4 - BORROW PIT ENTRANCE



Viewpoint 4 - Existing Photograph



Viewpoint 4 - Proposed Development

Recommended viewing distance on A3 sheet - 50cm

Client	STAFFIN COMMUNITY TRUST	Location	BORROW PIT ENTRANCE
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	151873 860501
Drawing	73.13.12	Viewpoint Elevation	85m AOD
Photo	EM	Bearing to Centre	357°
Checked	RML	Horizontal Field of View	42°
Sheet Size	A3	Distance to Site Boundary	0m
		Date of Photograph	10.02.21
		Camera	Nikon D3300
		Lens	55mm



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VIEWPOINT 5 - ROAD TO LOWER TOTE



Viewpoint 5 - Existing Photograph



Viewpoint 5 - Proposed Development

Client	STAFFIN COMMUNITY TRUST	Location	ROAD TO LOWER TOTE
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	151638 859923
Drawing	73.13.13	Viewpoint Elevation	86m AOD
Photo	EM	Bearing to Centre	11°
Checked	RML	Horizontal Field of View	52°
Sheet Size	A2	Distance to Site Boundary	600m
		Date of Photograph	10.02.21
		Camera	Nikon D3300
		Lens	55mm

Recommended viewing distance on A2 sheet - 58cm



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 PLANNING CONSULTANTS
 CATHEDRAL SQUARE
 DUNBLANE FK15 0AH
 Tel: 01786 822339



VIEWPOINT 5 - ROAD TO LOWER TOTE



Viewpoint 5 - Existing Photograph



Viewpoint 5 - Proposed Development

Recommended viewing distance on A3 sheet - 50cm

Client	STAFFIN COMMUNITY TRUST	Location	ROAD TO LOWER TOTE
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	151638 859923
Drawing	73.13.14	Viewpoint Elevation	86m AOD
Photo	EM	Bearing to Centre	11°
Checked	RML	Horizontal Field of View	42°
Sheet Size	A3	Distance to Site Boundary	600m
		Date of Photograph	10.02.21
		Camera	Nikon D3300
		Lens	55mm



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 PLANNING CONSULTANTS
 CATHEDRAL SQUARE
 DUNBLANE FK15 0AH
 Tel: 01786 822339



VIEWPOINT 6 - A855 AT UPPER TOTE



Viewpoint 6 - Existing Photograph



Viewpoint 6 - Proposed Development

Client	STAFFIN COMMUNITY TRUST	Location	A855 AT UPPER TOTE
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	151738 859107
Drawing	73.13.15	Viewpoint Elevation	141m AOD
Photo	EM	Bearing to Centre	4°
Checked	RML	Horizontal Field of View	29°
Sheet Size	A2	Distance to Site Boundary	1,390m
		Date of Photograph	10.02.21
		Camera	Nikon D3300
		Lens	55mm

Recommended viewing distance on A2 sheet - 108cm



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 DUNBLANE FK15 0AH
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VIEWPOINT 6 - A855 AT UPPER TOTE



Viewpoint 6 - Existing Photograph



Viewpoint 6 - Proposed Development

Recommended viewing distance on A3 sheet - 50cm

Client	STAFFIN COMMUNITY TRUST	Location	A855 AT UPPER TOTE
Project	STAFFIN COMMUNITY HARBOUR	Grid Reference	151738 859107
Drawing	73.13.16	Viewpoint Elevation	141m AOD
Photo	EM	Bearing to Centre	4°
Checked	RML	Horizontal Field of View	29°
Sheet Size	A3	Distance to Site Boundary	1,390m
		Date of Photograph	10.02.21
		Camera	Nikon D3300
		Lens	55mm



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 Tel: 01786 822339



73.16.01

PROPOSED AtoN AT NORTH-WEST ENTRANCE TO OB NAN RON STAFFIN, ISLE OF SKYE

FLOATING DAYMARKS:

JFC Nav-03 RED CAN
JFC Nav-03 GREEN CONE

MH 23/03/2021

149200E

149300E

149400E

149500E

STAFFIN ISLAND

STAFFIN BAY

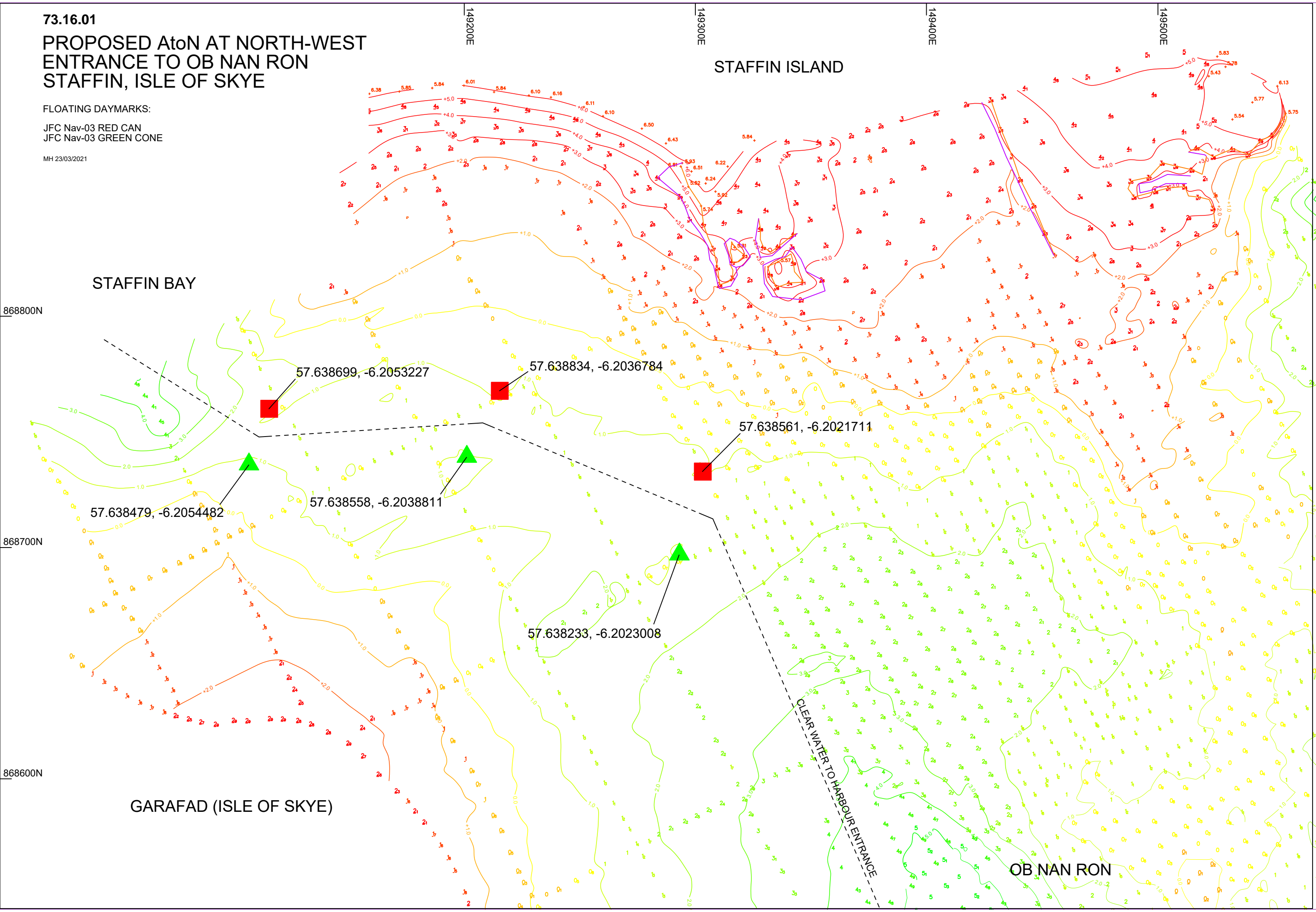
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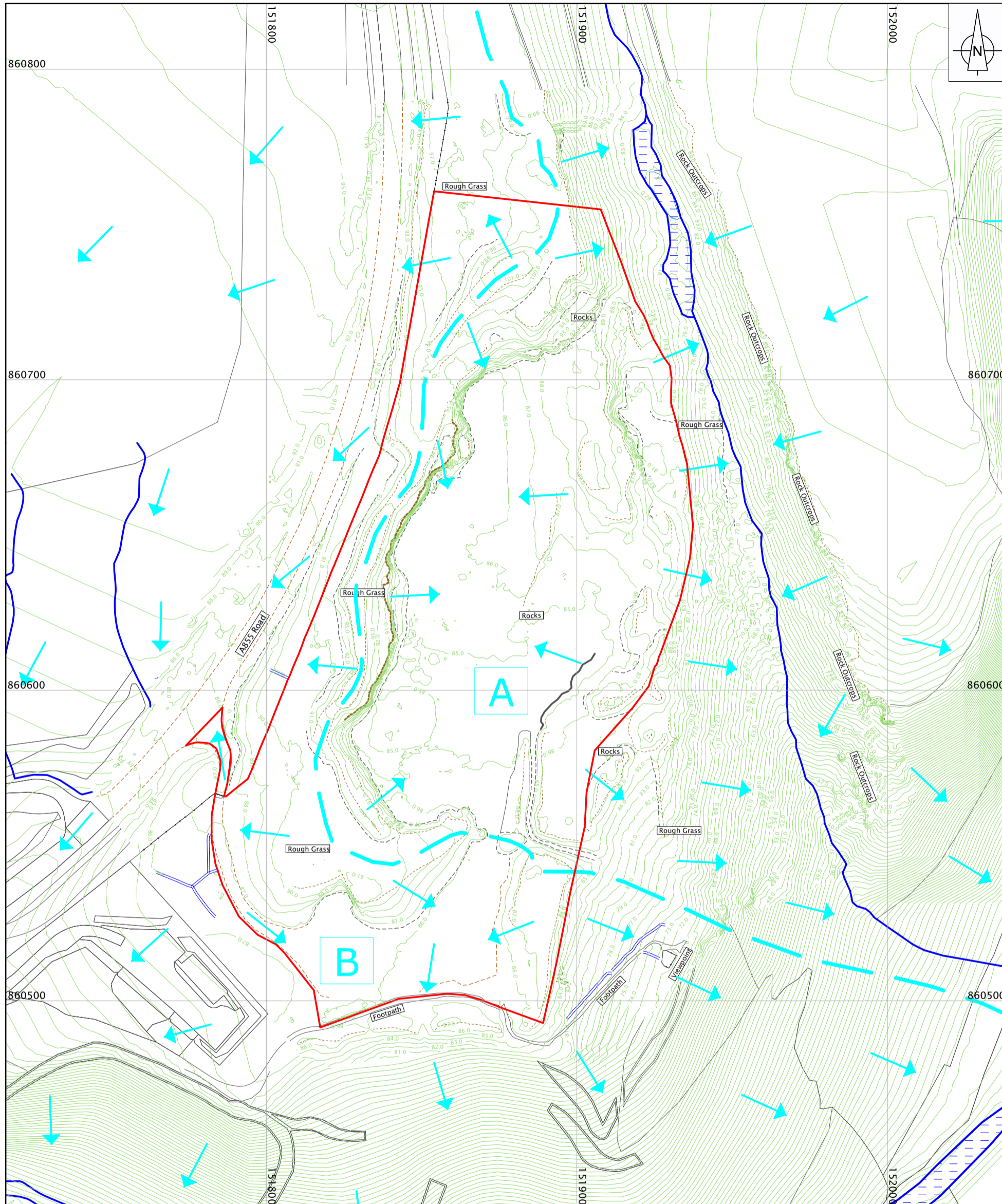
868700N

868600N

GARAFAD (ISLE OF SKYE)






OB NAN RON

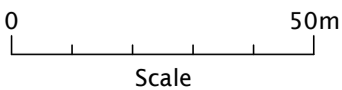




EXISTING HYDROLOGY PLAN

Legend

-  Planning Application Boundary
-  Sub-Catchment Boundaries
-  Sub-Catchment Labels
-  Surface Water Flows
-  Watercourses

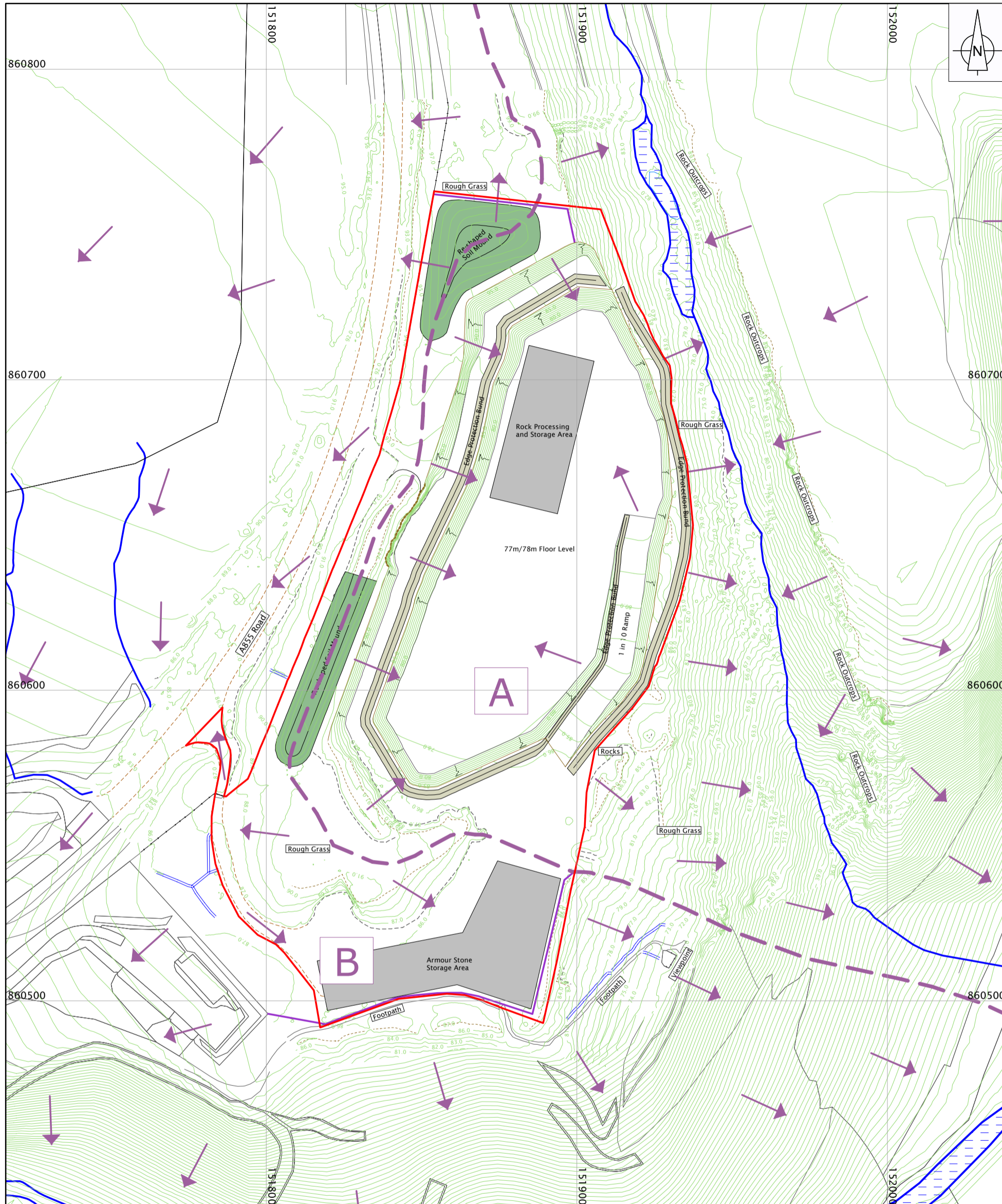


Client: STAFFIN COMMUNITY TRUST
 Project: STAFFIN COMMUNITY HARBOUR
 Title: EXISTING HYDROLOGY PLAN

Drawing: 73.17.01 Drawn: MCL
 Scale: 1:1,250 Checked: WB
 Date: 09.09.21 Sheet Size: A3






Dalglish Associates Ltd
 ENVIRONMENTAL, MINERAL AND
 PLANNING CONSULTANTS
 CATHEDRAL SQUARE
 DUNBLANE FK15 0AH
 Tel: 01786 822339

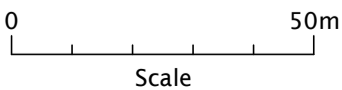




PROPOSED HYDROLOGY PLAN

Legend

-  Planning Application Boundary
-  Sub-Catchment Boundaries
-  Sub-Catchment Labels
-  Surface Water Flows
-  Watercourses

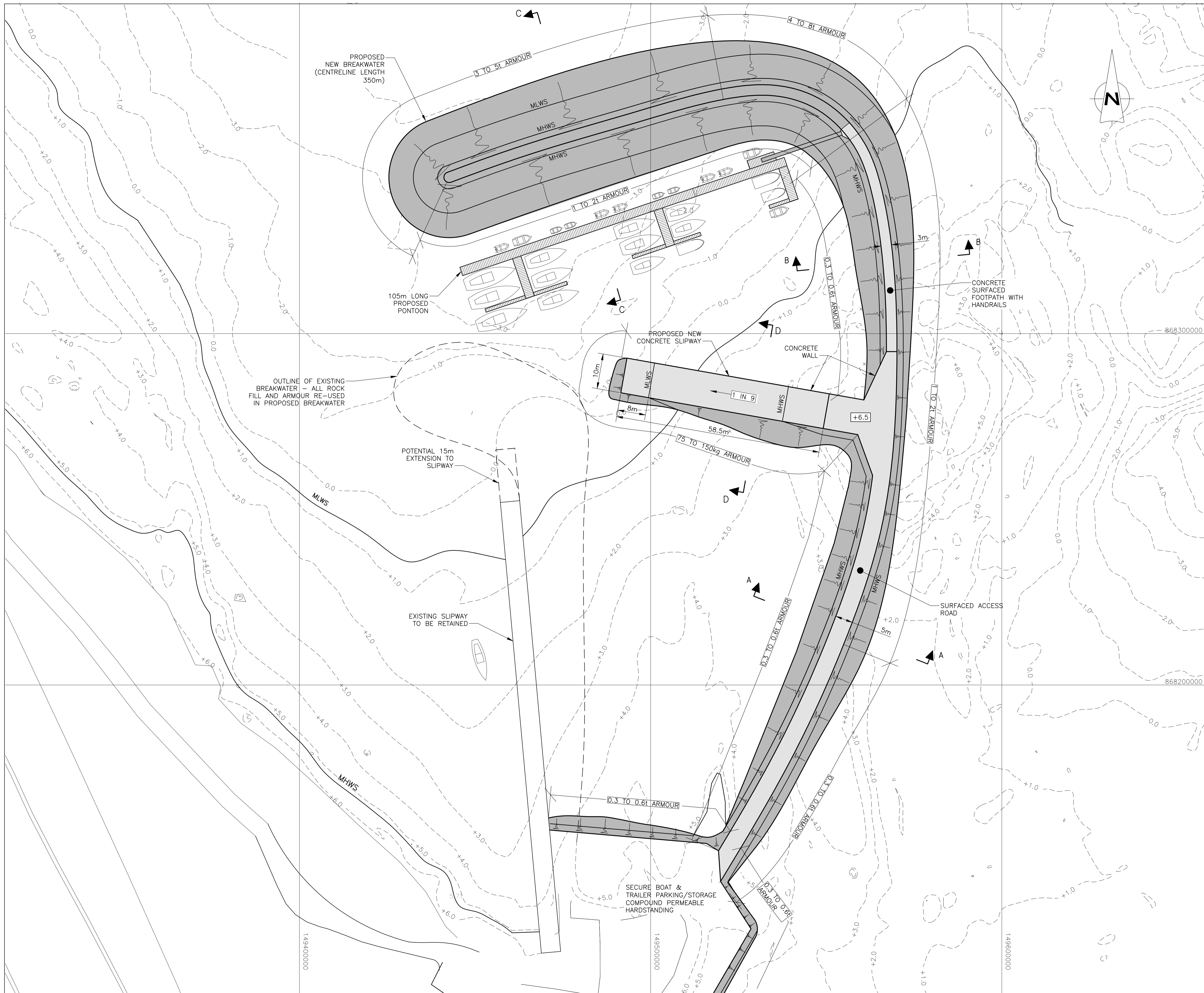


Client: STAFFIN COMMUNITY TRUST
 Project: STAFFIN COMMUNITY HARBOUR
 Title: PROPOSED HYDROLOGY PLAN

Drawing: 73.17.02 Drawn: MCL
 Scale: 1:1,250 Checked: WB
 Date: 09.09.21 Sheet Size: A3

Dalglish Associates Ltd
 ENVIRONMENTAL, MINERAL AND
 PLANNING CONSULTANTS
 CATHEDRAL SQUARE
 DUNBLANE FK15 0AH
 Tel: 01786 822339





GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
2. ALL LEVELS ARE IN METRES RELATIVE TO CHART DATUM
3. HAT +6.0m CD
MHWS +5.3m CD
MLWS +0.7m CD
LAT +0.1m CD
4. FOR SECTIONS REFER TO DRAWING No. 2297/112.

REV	DATE	DETAILS	DRAWN	CHK'D	APP'D
E	17.09.21	MINOR AMENDMENT TO HARDSTANDING	JR	JP	JP
D	17.09.21	MINOR AMENDMENT TO HARDSTANDING	JR	JP	JP
C	13.09.21	PONTOONS AMENDED	JR	JP	JP
B	20.08.21	GENERAL REVISIONS	JR	JP	JP
A	25.05.21	ROCK ARMOURING SIZES ADDED	AN	JP	JP

AMENDMENTS

CLIENT
STAFFIN COMMUNITY TRUST

PROJECT
STAFFIN HARBOUR DEVELOPMENT

Wallace Stone
CONSULTING CIVIL ENGINEERS

GLASGOW 0141 554 8233 DINGWALL 01349 866775
glasgow@wallacestone.co.uk dingwall@wallacestone.co.uk

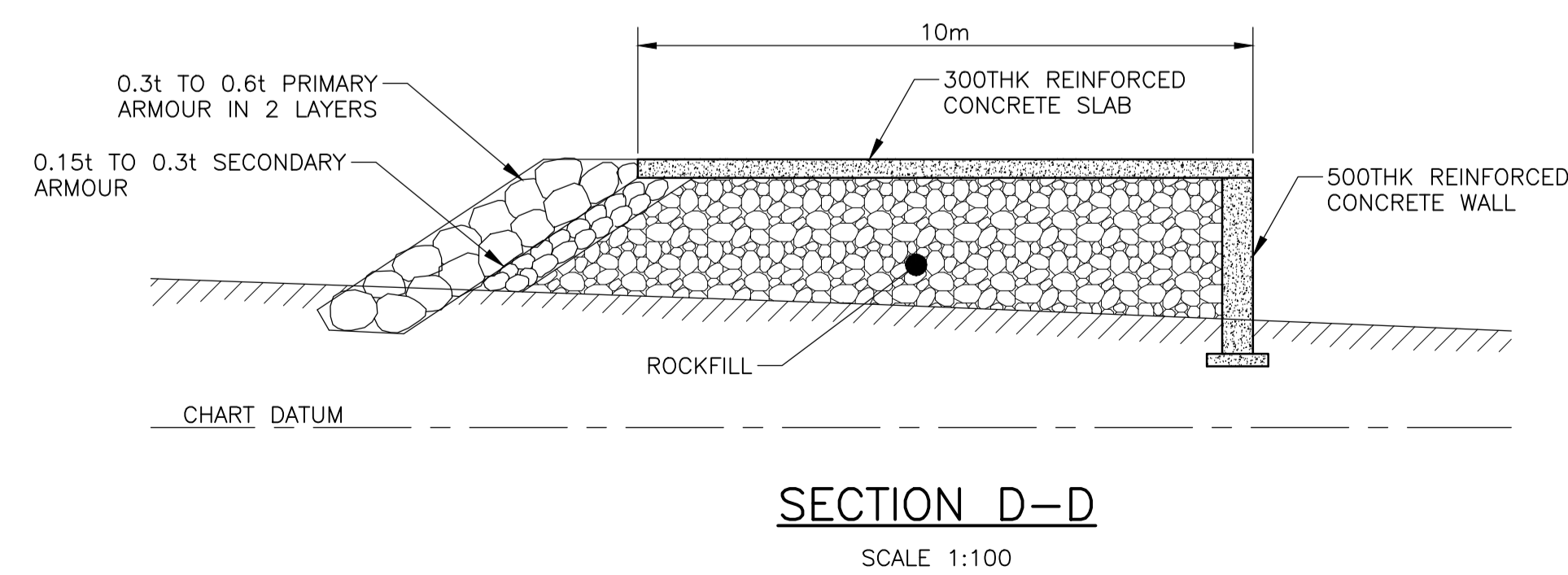
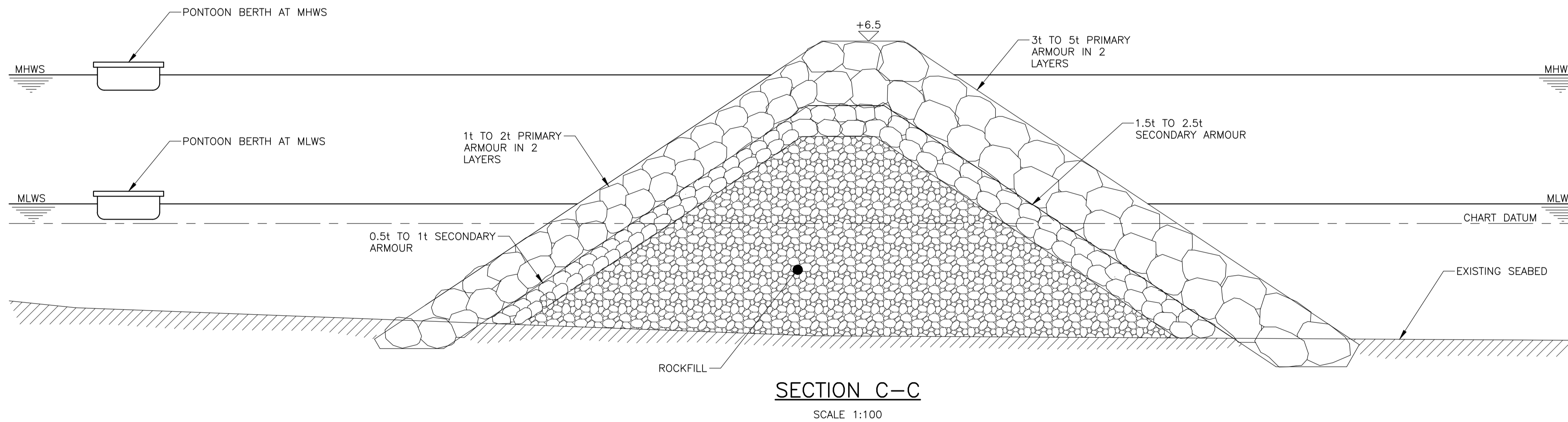
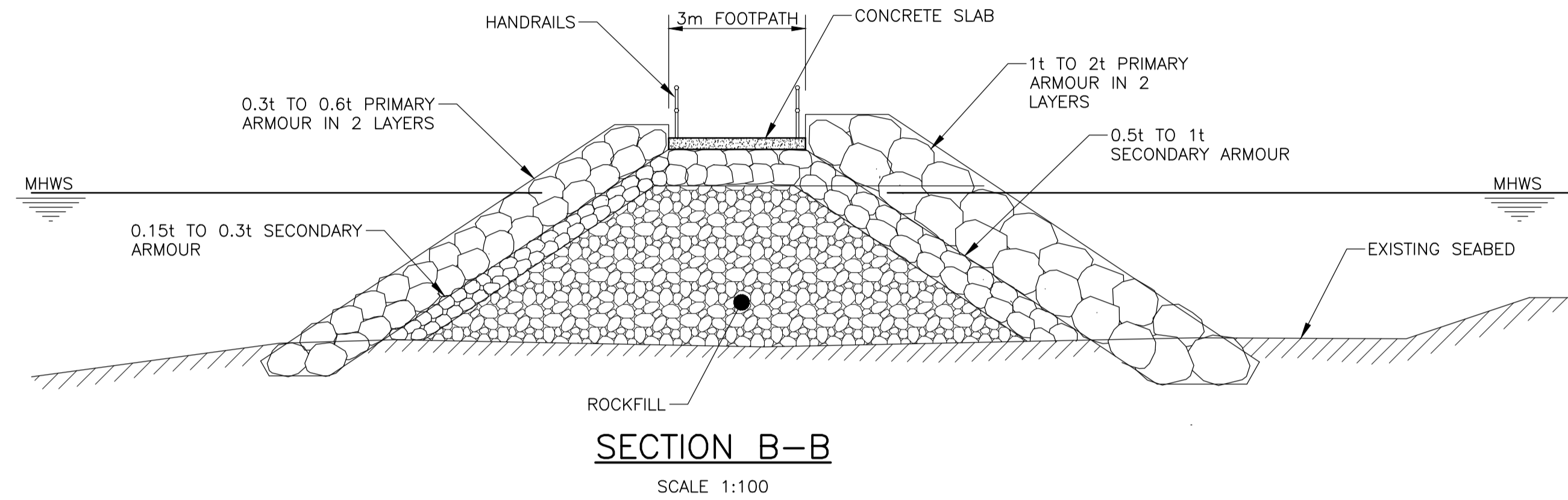
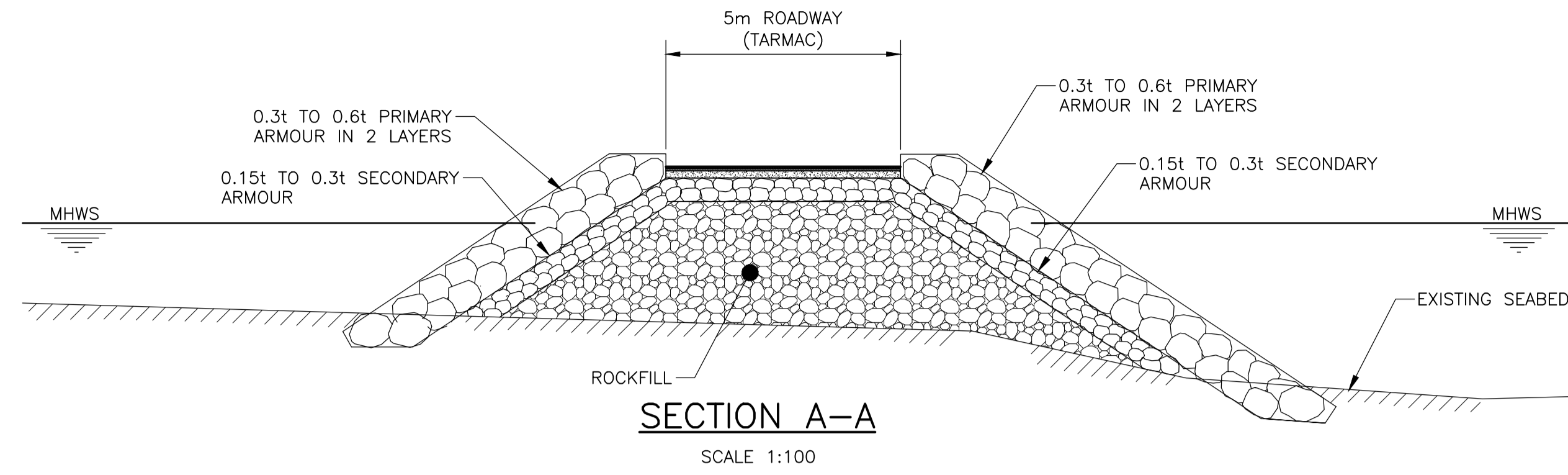
HEBRIDES 01851 612454
hebrides@wallacestone.co.uk

DRAWING TITLE
PROPOSED BREAKWATER WITH SLIPWAY AND PONTOONS EAST OPTION

DRAWN AN	CHECKED JP	APPROVED JP
DATE APR 21	DATE APR 21	DATE APR 21

SCALE (A1) 1:500	STAGE CONSENTS
REVISION	A B C D E

PROJECT No. 2297	DRAWING No. 111
----------------------------	---------------------------



GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
2. ALL LEVELS ARE IN METRES RELATIVE TO CHART DATUM
3. HAT +6.0m CD
MHS +5.3m CD
MLWS +0.7m CD
LAT +0.1m CD
4. REFER DRAWING 2297-111 FOR LOCATION OF SECTIONS.

REV	DATE	DETAILS	DRAWN	CHK'D	APP'D

AMENDMENTS

CLIENT

STAFFIN COMMUNITY TRUST

PROJECT

STAFFIN HARBOUR DEVELOPMENT

Wallace Stone
CONSULTING CIVIL ENGINEERS

GLASGOW 0141 554 8233
glasgow@wallacestone.co.uk

DINGWALL 01349 866775
dingwall@wallacestone.co.uk

HEBRIDES 01851 612454
hebrides@wallacestone.co.uk

DRAWING TITLE

PROPOSED SECTIONS

DRAWN

JR

CHECKED

JP

APPROVED

JP

DATE

APR 21

DATE

APR 21

DATE

APR 21

SCALE (A1)

1:100

STAGE

CONSENTS

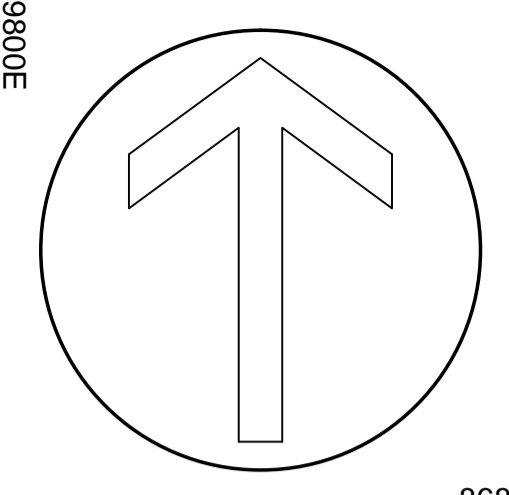
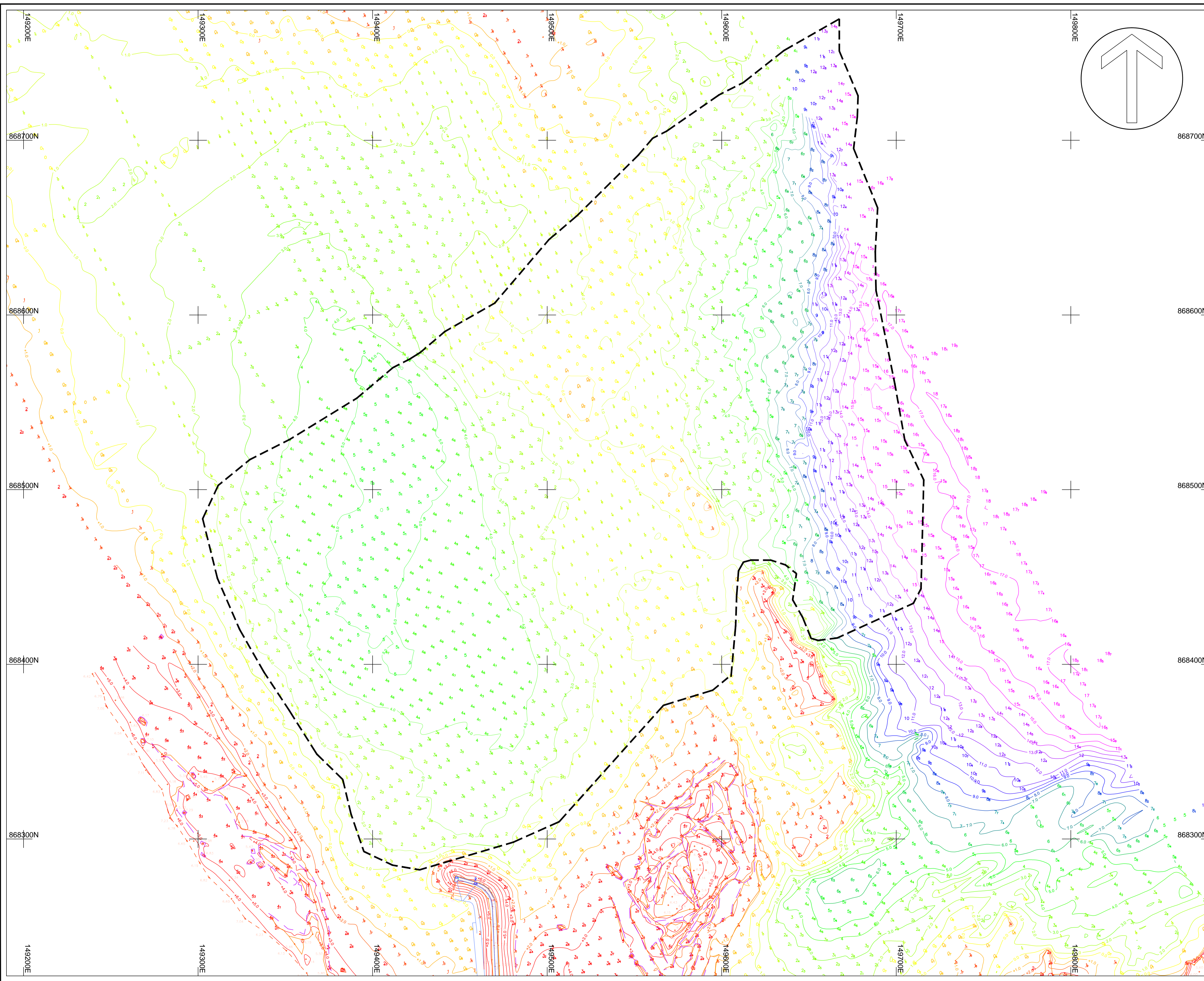
REVISION

PROJECT No.

2297

DRAWING No.

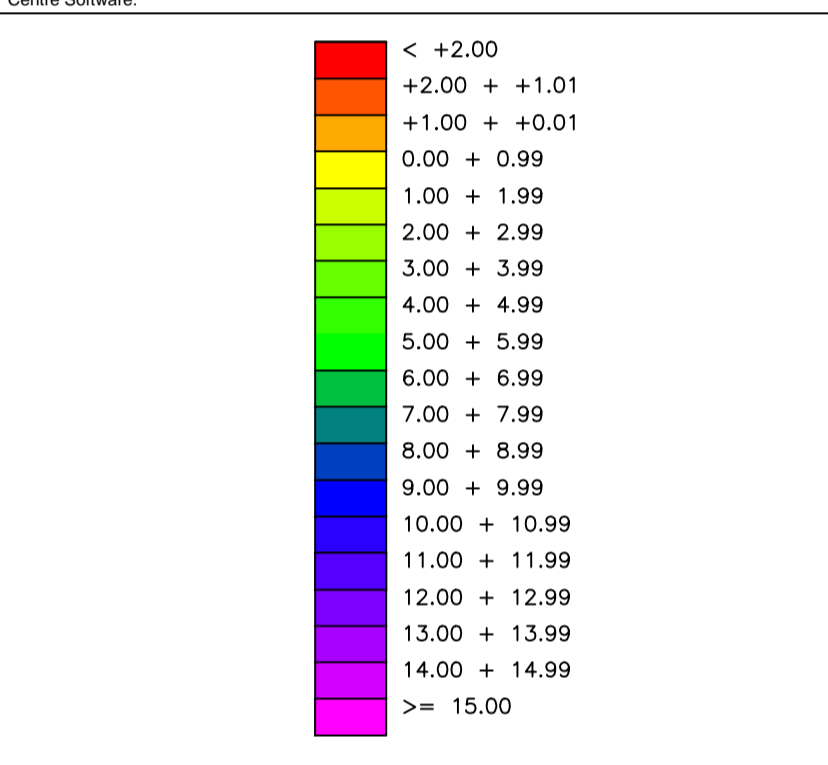
112



4.56	Heights relative to CHART DATUM.
12 ₂	Depths relative to CHART DATUM.
	Sea-bed contour relative to CHART DATUM.
	Mean High Water Springs
	Mean Low Water Springs
	Survey Extents

Survey Parameters & Equipment	
Survey Vessel:	Enviro Sensor
Positioning System:	Trimble R7 RTK GPS
GPS Correction Source:	RTK Radio Corrections from Base 1 Ashore
Positioning System Spheroid & Datum:	ETRS89
Echosounder:	Kongsberg EA400 DF 200/38kHz
Grid System:	National Grid of Great Britain
Geoid Model:	OSGM02
Transformation Parameters:	OSTN02
Spheroid:	Airy
Semi Major Axis:	6377563.396
Flattening (1/f):	299.324964600
Vertical Datum (Topographic):	Chart Datum
Vertical Datum (Hydrographic):	Chart Datum
Distance Unit:	Metre

Chart Datum is 2.63m below Ordnance Datum.
 The datum was established using corrected OS Rinx data and post-processed using Trimble Business Centre Software.



Heights in metres above Chart Datum (Portree)			
MHWS	MHWN	MLWN	MLWS
5.3	3.7	1.9	0.7

Notes:
 The recent bathymetric survey has been merged with survey data acquired on 2nd February 2012 (A4850).

CONTROL STATION COORDINATES (CD)			
STN	EASTING	NORTHING	LEVEL
1	149482.195	868134.241	6.514
2	149458.993	868274.627	7.216

Aspect
 Land + Hydrographic Surveys
 CHARTERED SURVEYORS
 Thornhouse Business Centre
 Ballot Road
 Irvine Fax : 01294 313389
 KA12 OHW
 E-mail: mail@aspect-surveys.com
 Web: www.aspect-surveys.com

Client :
 WALLACE STONE LLP
 ROYAL BANK BUILDINGS
 HIGH STREET
 DINGWALL
 IV15 9HA

Project Title :
 TOPOGRAPHIC & BATHYMETRIC SURVEY
 STAFFIN ISLAND
 STAFFIN
 ISLE OF SKYE

Project No:	A5378	Scale:	1:1000
Surveyed date:	16th September 2014	Issued date:	8th October 2014
Surveyed by:	CKS	Checked by:	GJC
Sheet No.:	1 of 1	Plot Scale:	1:1 @ A1

General Arrangement Plan

Proposed improvements at Staffin Harbour

Scale 1:1000

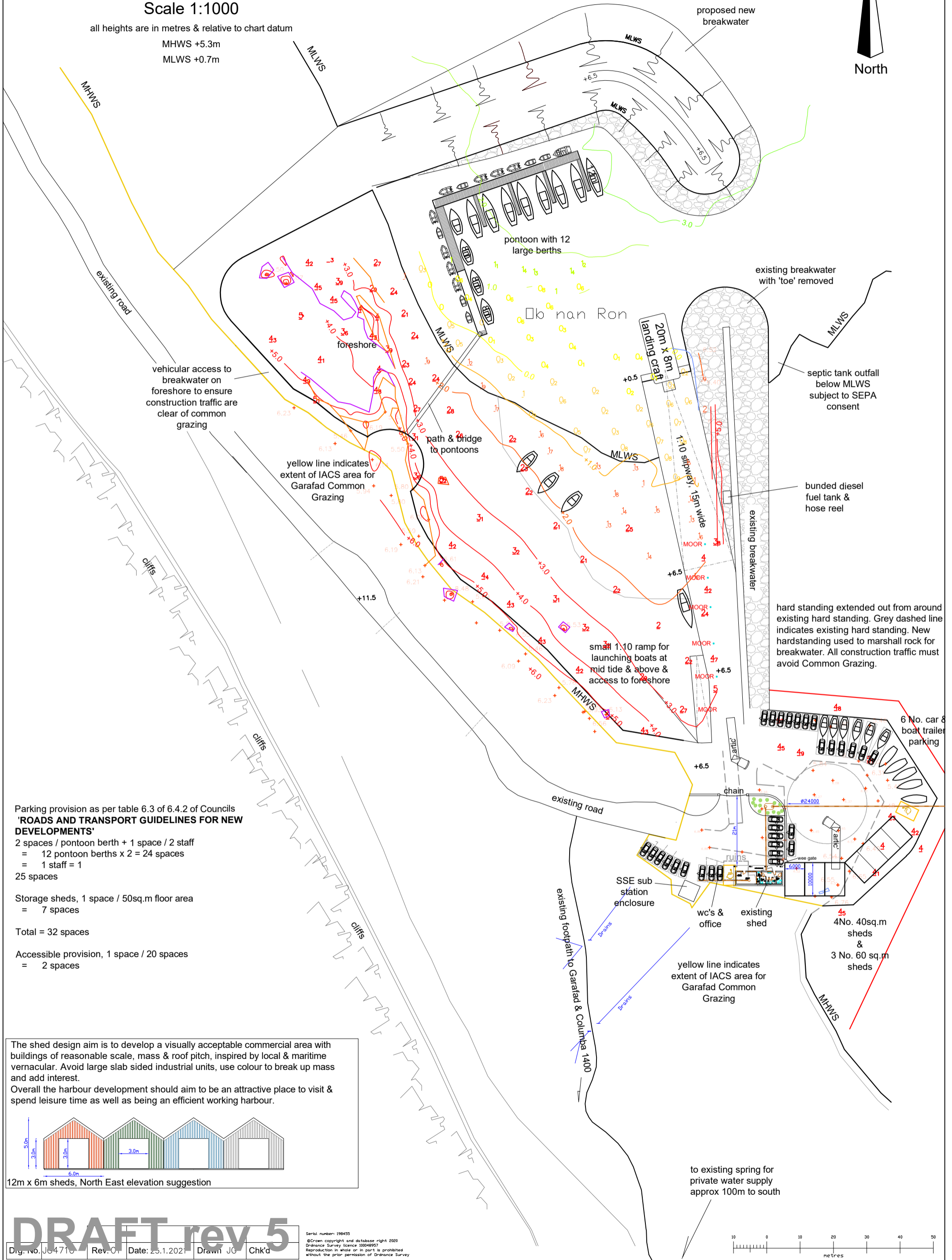
all heights are in metres & relative to chart datum

MHWS +5.3m

MLWS +0.7m

proposed new
breakwater

North



vehicular access to breakwater on foreshore to ensure construction traffic are clear of common grazing

yellow line indicates extent of IACS area for Garafad Common Grazing

septic tank outfall below MLWS subject to SEPA consent

bunded diesel fuel tank & hose reel

hard standing extended out from around existing hard standing. Grey dashed line indicates existing hard standing. New hardstanding used to marshal rock for breakwater. All construction traffic must avoid Common Grazing.

6 No. car & boat trailer parking

Parking provision as per table 6.3 of 6.4.2 of Councils 'ROADS AND TRANSPORT GUIDELINES FOR NEW DEVELOPMENTS'

2 spaces / pontoon berth + 1 space / 2 staff
= 12 pontoon berths x 2 = 24 spaces
= 1 staff = 1
25 spaces

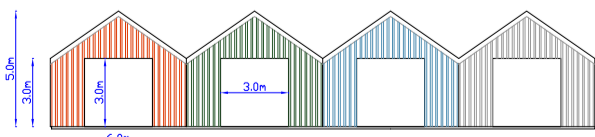
Storage sheds, 1 space / 50sq.m floor area
= 7 spaces

Total = 32 spaces

Accessible provision, 1 space / 20 spaces
= 2 spaces

The shed design aim is to develop a visually acceptable commercial area with buildings of reasonable scale, mass & roof pitch, inspired by local & maritime vernacular. Avoid large slab sided industrial units, use colour to break up mass and add interest.

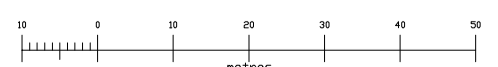
Overall the harbour development should aim to be an attractive place to visit & spend leisure time as well as being an efficient working harbour.



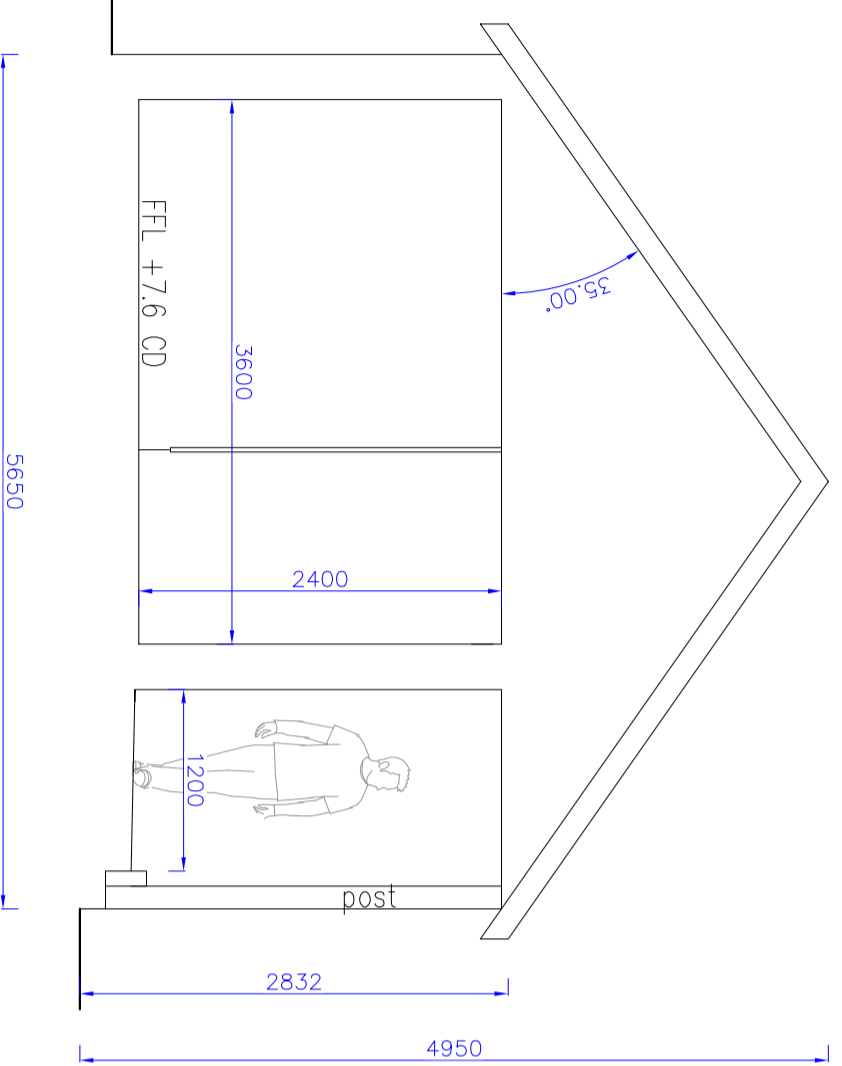
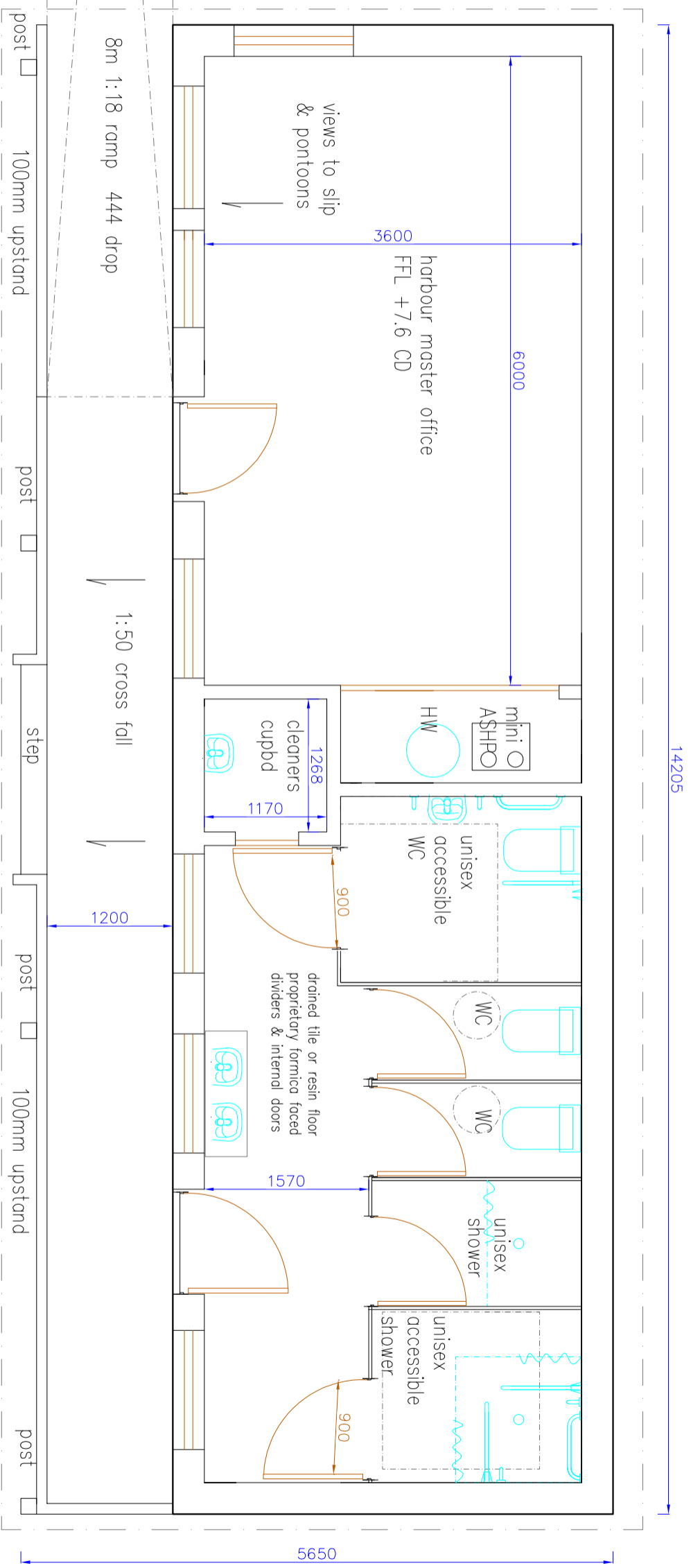
12m x 6m sheds, North East elevation suggestion

DRAFT rev 5

Serial number: 198455
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Dwg. No. JS4710 Rev. 0 Date: 23.1.2021 Drawn JG Chk'd



Floor Plan & Section 1:50

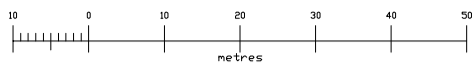
all heights relative to Chart Datum & subject to consultation with SEPA & FRM



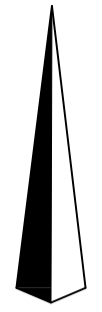
Dwg. No.	JG4798	Rev: 01	Date: 17.3.2021	Drawn JG	CHK'd JG
Status:	Pre planning — do not use for construction				

Jack Gordon BA (Hons)
Design & Planning
 18 Garafad Staffin
 Isle of Skye IV51 9JX
 01470 562 328 07799 210 799
 jockgordon30@btinternet.com

Title:	Proposed Floor Plan
Project:	Proposed WC & Office, Staffin Harbour, Isle of Skye
Client:	Staffin Community Trust
Scale:	1:50 on A3
Planning ref:	



all heights are in metres & relative to chart datum
 MHWS +5.3m
 MLWS +0.7m



North

proposed pontoons, refer to Wallace Stone plans for details

existing breakwater shown dashed removed & material reused in new breakwater

20m x 8m landing craft
 proposed 1:9 slipway refer to Wallace Stone Plans for details

proposed lighting on pontoon access bridge to be 6 No. low level 7w, 500 lumen LED lights

MLWS

foreshore

868300

868300

868200

868200

868100

868100

foreshore

foreshore

foreshore

vehicular access to proposed slipway, pedestrian access thereafter to pontoons

proposed lighting on access to slip & pontoons to be 6 No. low level 7w, 500 lumen LED lights

septic tank outfall below MLWS at NGR 149604, 868220 subject to SEPA consent 165m of 6" plastic soil pipe from septic tank to outfall

foreshore

single track public road leading to the A835 & Staffin +11.5

Numbers & magenta outlined areas indicate proposed road improvements, refer to Transport Assessment and enabling works planning application ref: 21/04276/FUL for further details

no development between public road & MLWS to west of existing slipway

chain & signage to control unauthorised vehicle entry to harbour users area

6 No. car & boat trailer parking

hard standing extended out from around existing hard standing. New hardstanding used to marshall rock for new breakwater construction.

Septic tank note:
 PE (population equivalent) based on hydraulic flow loading only, (biological load not included as discharge to sea will provide high dilution rate). As such PE of 14 will allow for 210 WC uses per day. (equivalent to 5.5 uses per car parking space). Proposed septic tank to be a Conder Millenium 5000 litre or similar with additional filter on outlet to ensure no solid waste can discharge to sea. Tank is oversized to allow for sludge accumulation typical in public WCs with high paper tissue usage. Stuctural engineer to specify septic tank & pipe protection from vehicle loads.

septic tank

chain

public turning area

ruins

4No. 40sq.m storage sheds

concrete paved save-all & oil interceptor for fuel delivery tanker

2 No. 15,000 litre bunded diesel fuel tanks max 2.5m high and 1.8m from buildings. Adjacent buildings to have fire resistant concrete block walls Tanks to be dark green

3No. 60sq.m storage sheds

sheds positioned to provide max shelter from south winds to commercial yard area

existing small shed

proposed 4000 litre potable water tank, pump set to be located in shed

184 metres of MDPE 32mm dia water pipe to replace existing black plastic pipe from existing spring to proposed tank

to existing spring for private water supply 100m south at NGR 149466 867917

drains

drains

existing footpath to Garatad & Columba 1400

drains

drains

drains

drains

drains

drains

drains

drains

drains

drains

drains

drains

drains

drains

drains

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drains

Parking provision as per table 6.3 of 6.4.2 of Councils 'ROADS AND TRANSPORT GUIDELINES FOR NEW DEVELOPMENTS'

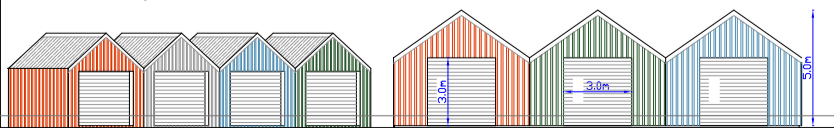
2 spaces / pontoon berth + 1 space / 2 staff
 = 15 pontoon berths x 2 = 30 spaces
 = 1 staff = 1

31 spaces
 Storage sheds, 1 space / 50sq.m floor area
 = 7 spaces

Total = 38 spaces
 Accessible provision, 1 space / 20 spaces
 = 2 spaces

The shed design aim is to develop a visually acceptable commercial area with buildings of reasonable scale, mass & roof pitch, inspired by local & maritime vernacular. Avoid large slab sided industrial units, use colour to break up mass and add interest.

Overall the harbour development should aim to be an attractive place to visit & spend leisure time as well as being an efficient working harbour. Refer to shed plans ref JG4847 to JG4850 inclusive



8m x 5m & 10m x 6m sheds, North elevation - nts

Staffin Harbour General Arrangement Plan

1:1000

Red line indicates extent of terrestrial planning development area (above MLWS) = 12895sq.m (1.29 ha)

Refer to 1:250 Onshore Facilities Site Plan for details of parking, sheds, WC's etc

Refer to Wallace Stone Plans for breakwater, pontoons & slipway details

Drg. No. JG4845	Rev: 01	Date: 17.9.2021	Drawn JG	Chk'd MH
-----------------	---------	-----------------	----------	----------

ROADS AND TRANSPORT GUIDELINES FOR NEW DEVELOPMENTS:

- 2 spaces / pontoon berth + 1 space / 2 staff
- = 15 pontoon berths x 2 = 30 spaces
- = 1 staff = 1
- 31 spaces
- Storage sheds, 1 space / 50sq.m floor area
- = 7 spaces
- Total = 38 spaces**
- Accessible provision, 1 space / 20 spaces
- = 2 spaces

Parking to be permeable surfaced except areas where tarmac is existing

no development between public road & MLWS to west of existing slipway

existing slipway to be retained & extended to MLWS

low dry stone retaining wall max 1.0m high, stone to be natural local stone reused from existing ruins on site

Septic tank note:
PE (population equivalent) based on hydraulic flow loading only, (biological load not included as discharge to sea will provide high dilution rate). As such PE of 14 will allow for 210 WC uses per day. (equivalent to 5.5 uses per car parking space).
Proposed septic tank to be a Conder Millennium 5000 litre or similar with additional filter on outlet to ensure no solid waste can discharge to sea.
Tank is oversized to allow for sludge accumulation typical in public WCs with high paper tissue usage.
Structural engineer to specify septic tank & pipe protection from vehicle loads.

Numbers & magenta outlined areas indicate proposed road improvements, refer to Transport Assessment and enabling works Planning application ref: 21/04276/FUL for further details

yellow line indicates extent of IACS area for Garafad Common Grazing

15

to the A855 & Staffin

existing single track public road

WCs & office located on site of existing stone boat storage ruins. Stone to be reused in dry stone wall

washable handstanding for bins

gravel filled land drain to be min. 600x600 clean filter gravel surrounding 100mm Wavin coil perforated pipe. Filter gravel to be protected with Terram geotextile to prevent clogging. Land drain & roof water to drain direct to MHWS.

gravel filled land drain

SSS sub station enclosure with clear access 24/7

2 No. EV charging points

proposed 4000 litre potable water tank, pump set to be located in shed, refer to Highwater Scotland report for spring details

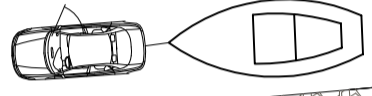
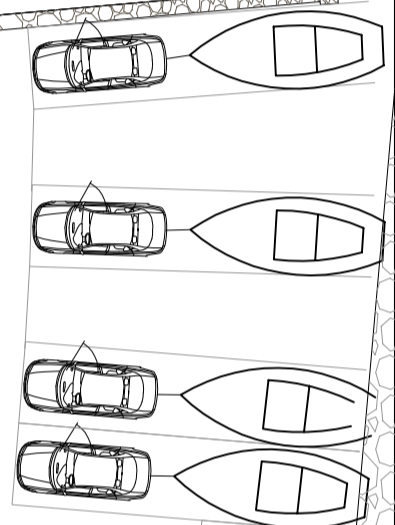
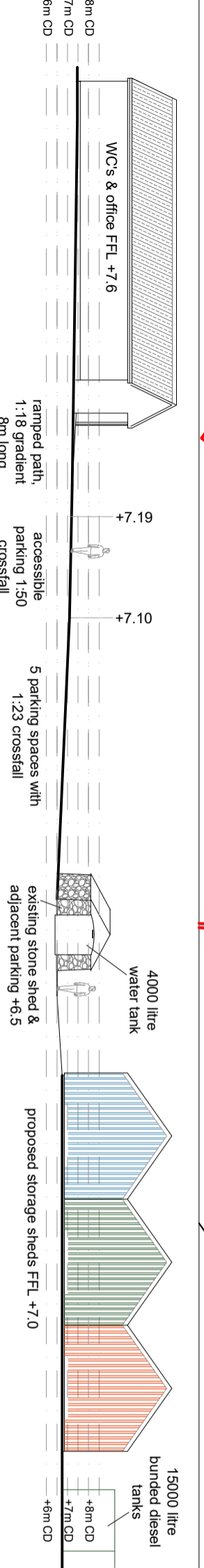
32mm MDPE pipe from spring

4000 litre water tank

existing stone shed & adjacent parking +6.5

proposed storage sheds FFL +7.0

15000 litre bunded diesel tanks



signage max. 2.5m tall & 4 sq.m area

5000 litre septic tank Engineer to specify tank & pipe protection from vehicle loads

low dry stone wall max 1.0m high, stone to be natural local stone reused from existing ruins on site

clean surface water from oil interceptor discharges to below MLWS via shared effluent pipe

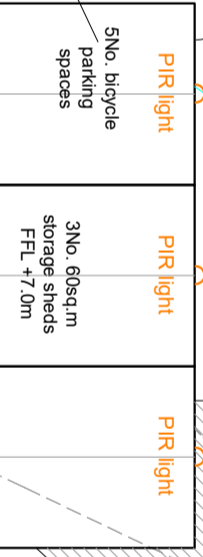
concrete paved save-all & oil interceptor for fuel delivery tanker

underground supplies to pontoons

existing tarmac surfaced parking & turning area

boatshed ruins

existing stone shed to be retained



2 No. 15,000 litre bunded diesel fuel tanks max 2.5m high and 1.8m from buildings. Adjacent buildings to have fire resistant concrete block walls. Tanks to be dark green.

Staffin Harbour Proposed Onshore Facilities Site Plan

1:250

Red line indicates extent of terrestrial planning development area = 12895 sq.m, 1.29 ha

Refer to General Arrangement Plan for full extent of proposal

Refer to Wallace Stone Plans for all breakewater, pontoons, slipway details

All heights in metres relative to Chart Datum

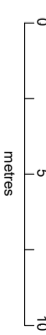
MHWS +5.3, MLWS +0.7

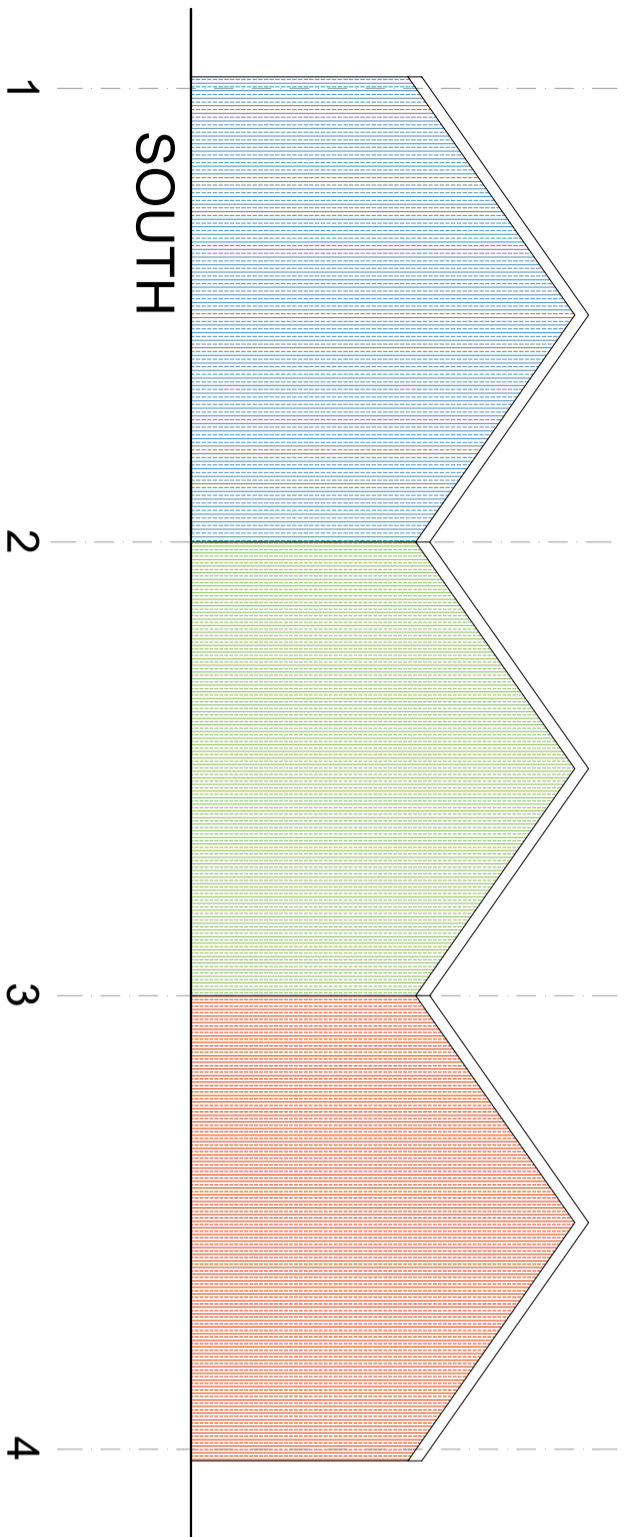
External lights:
1 PIR light per building
25W, 2000 lumen LED lights
Total 8 lights.

Proposed lighting on access track/road to slip & pontoons to be 6 No. low level 7w, 500 lumen LED lights



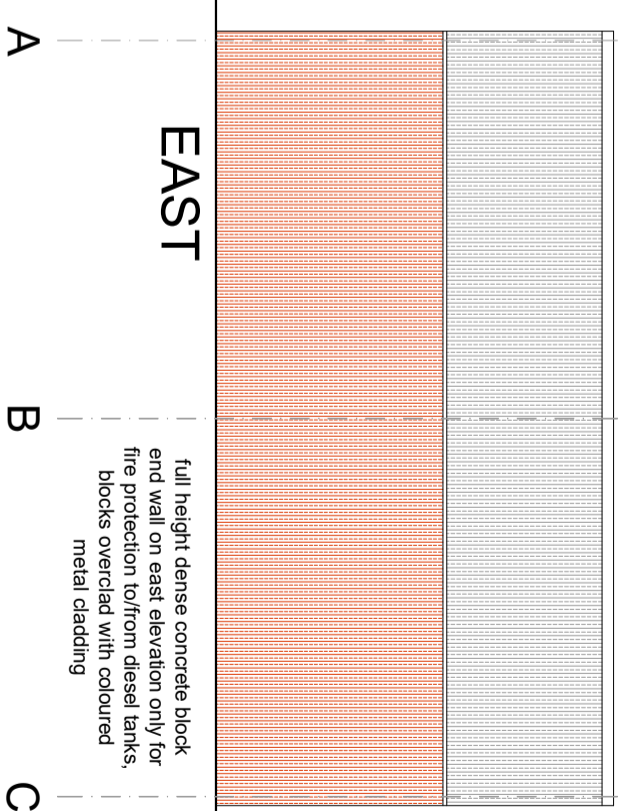
Dwg. No.	JG4846	Rev.	01	Date:	17.9.2021	Drawn	JG	Chk'd	MH
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SOUTH

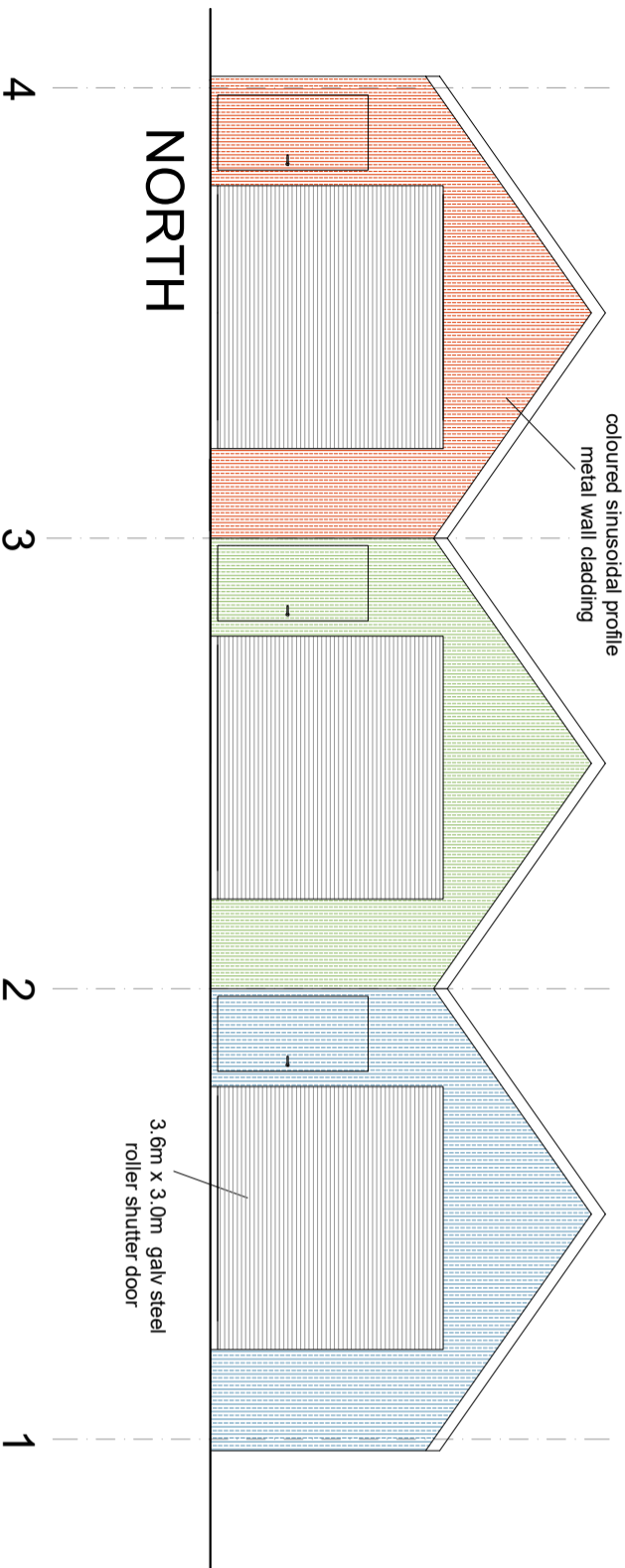
1 2 3 4



EAST

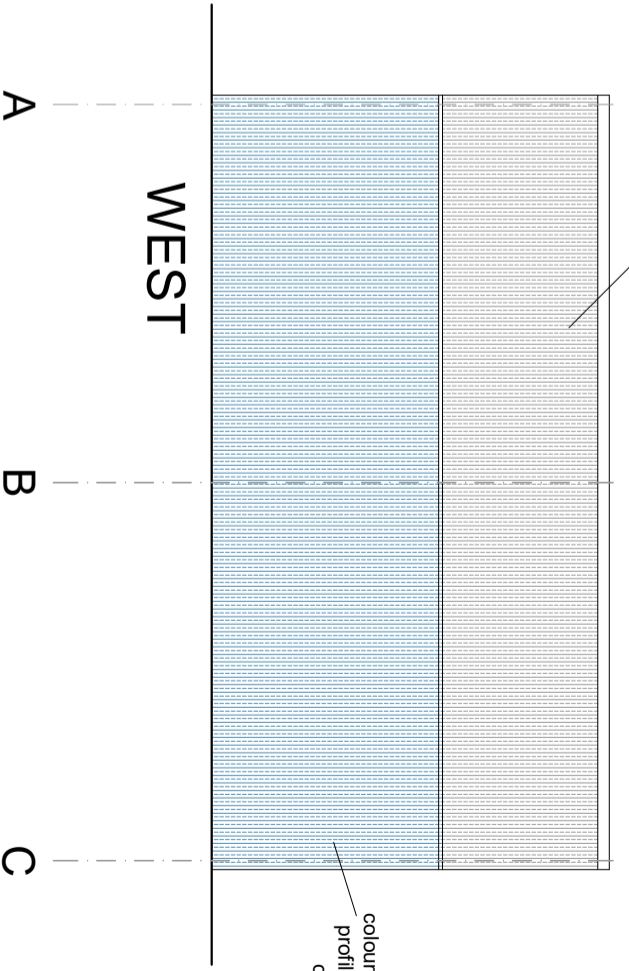
A B C

full height dense concrete block end wall on east elevation only for fire protection to/from diesel tanks, blocks overclad with coloured metal cladding



NORTH

4 3 2 1



WEST

A B C

grey coloured sinusoidal profile roof cladding

coloured sinusoidal profile metal wall cladding

3 No. 60 sq.m storage sheds

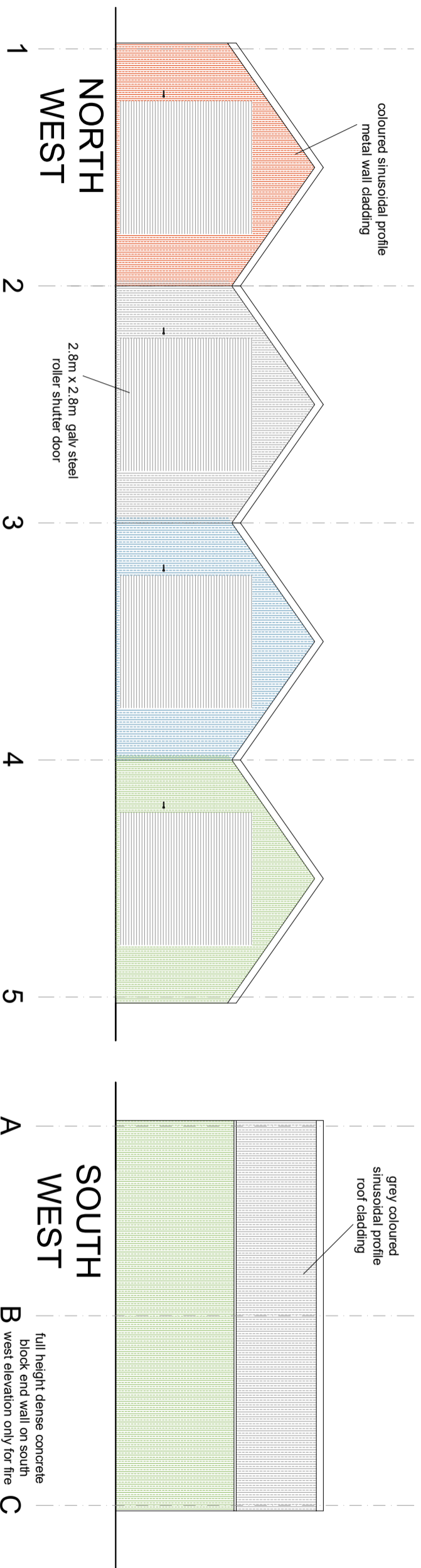
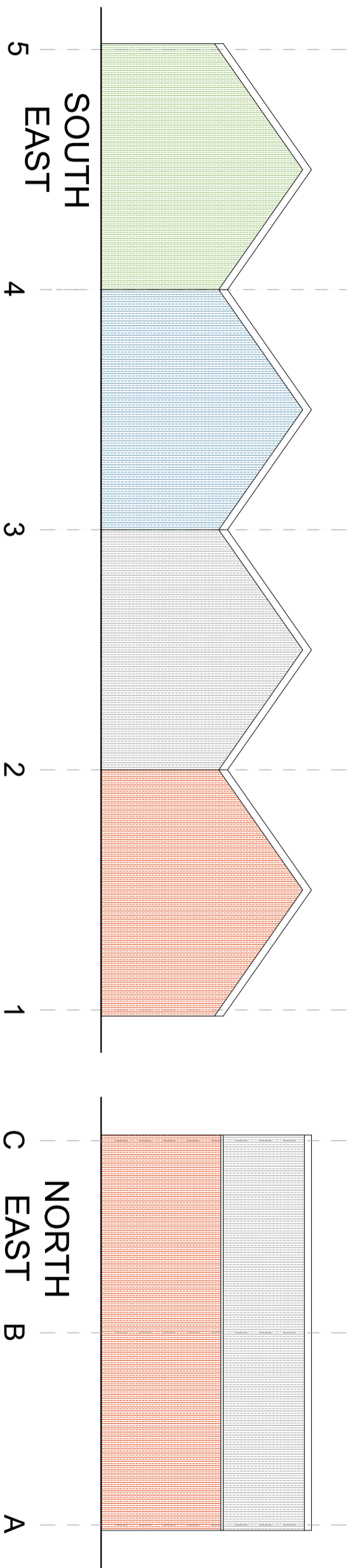
Elevations

all heights relative to Chart Datum



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Dwg No.	JG4848	Rev.01	Date:27.5.2021	Drawn JG	CHK'd MH
Title:	Elevations				
Project:	3 No. 60 sq.m storage sheds, Staffin Harbour, Isle of Skye				
Client:	Staffin Community Trust				
Scale:	1:100 on A3				
Planning ref:					
Status:	Pre planning – do not use for construction				



coloured sinusoidal profile metal wall cladding

2.8m x 2.8m galv steel roller shutter door

grey coloured sinusoidal profile roof cladding

full height dense concrete block end wall on south west elevation only for fire protection to/from diesel tanks, blocks overclad with coloured metal cladding

4 No. 40 sq.m storage sheds

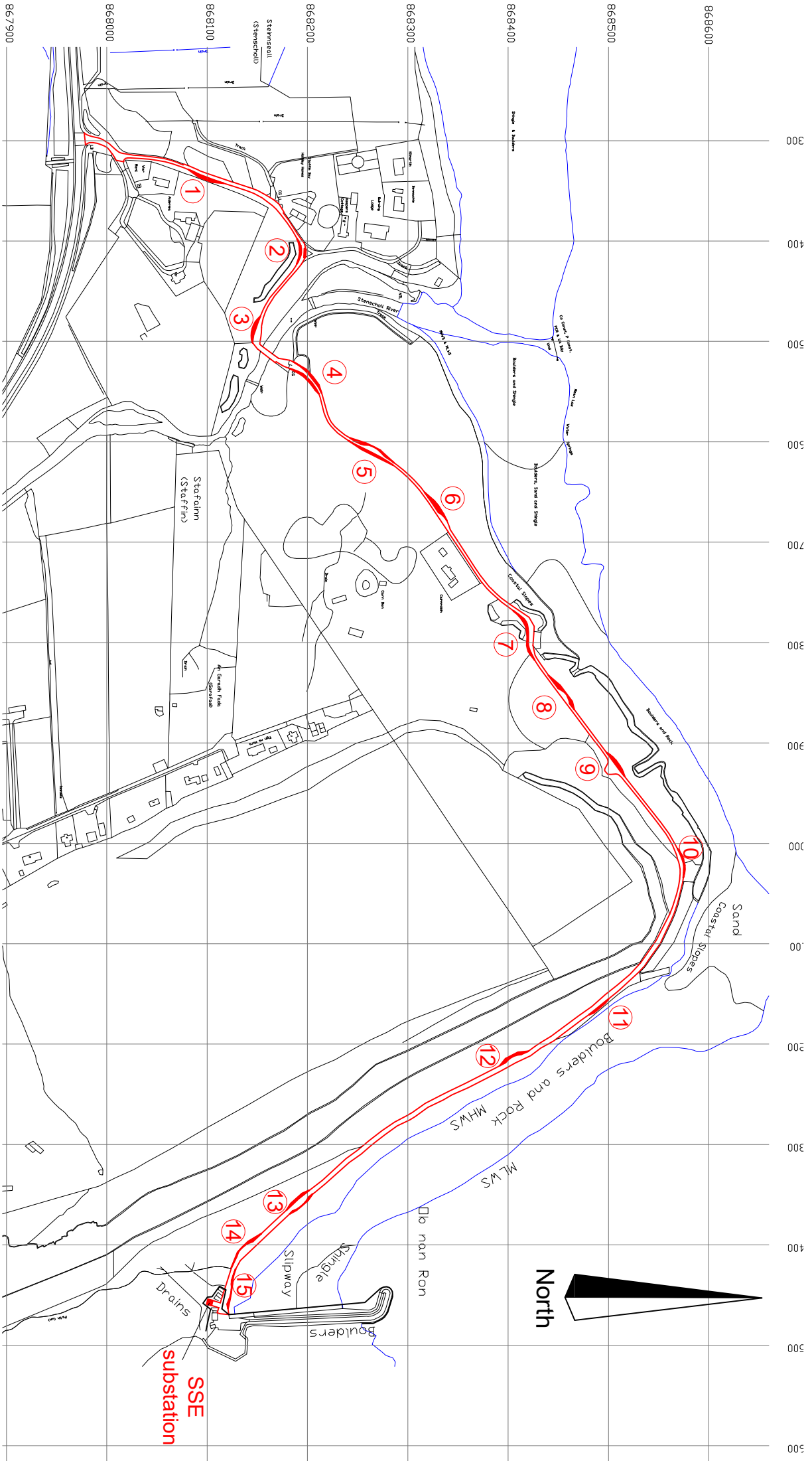
Elevations

all heights relative to Chart Datum



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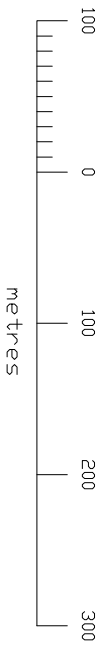
Dwg No.	JG4850	Rev.01	Date: 27.5.2021	Drawn JG	CHK'd MH
Title:	Elevations				
Project:	4 No. 40 sq.m storage sheds, Staffin Harbour, Isle of Skye				
Client:	Staffin Community Trust				
Scale:	1:100 on A3				
Planning ref:					



Numbers & red shaded areas indicate proposed road improvements, refer to Pell Frischmann Transport Assessment for further details

Location Plan

1:5000

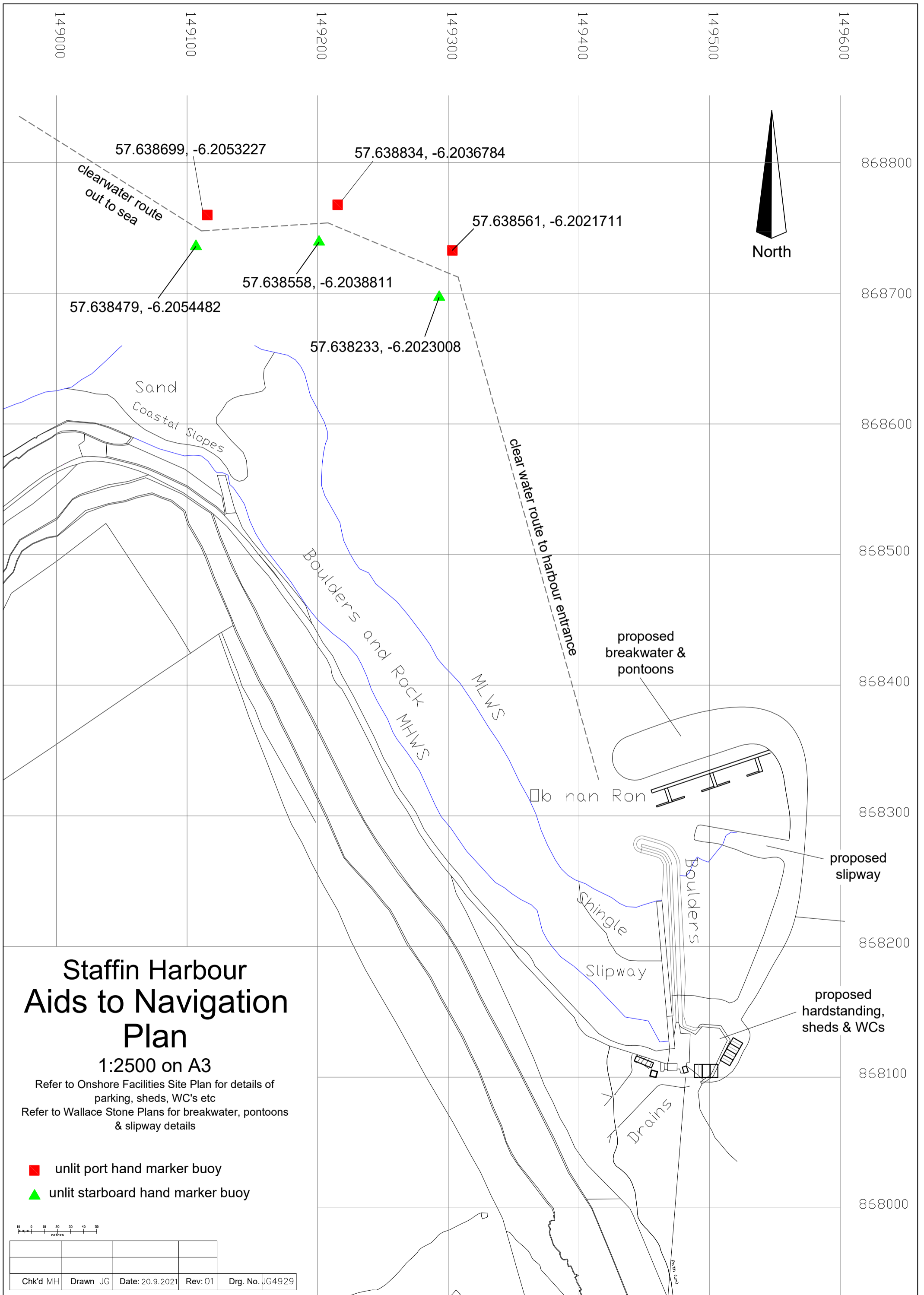


Red line indicates extent of planning development area = 6278 sq.m
 Red shaded areas indicate proposed improvements

Rev: 02 amendments;
 red line whole road

Serial number: 205638
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Dirg. No. JG4920	Rev: 01	Date: 1.9.2021	Drawn JG	CHK'd MH
	Rev: 02	Date: 15.9.2021		

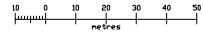


Staffin Harbour Aids to Navigation Plan

1:2500 on A3

Refer to Onshore Facilities Site Plan for details of parking, sheds, WC's etc
Refer to Wallace Stone Plans for breakwater, pontoons & slipway details

- unlit port hand marker buoy
- ▲ unlit starboard hand marker buoy



Chk'd	MH	Drawn	JG	Date:	20.9.2021
				Rev:	01
				Drg. No.:	JG4929