

Friday, 11 March 2022



Local Planner
Development Management
Scottish Borders Council
Newtown St. Boswells
TD6 0SA

Development Operations
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Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

Derelict Agricultural Building, Ladyurd Farmhouse West, Linton, EH46 7DH
Planning Ref: 22/00279/FUL
Our Ref: DSCAS-0060299-5HX
Proposal: Demolition of agricultural building, erection of dwellinghouses with ancillary accommodation

Please quote our reference in all future correspondence

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 and would advise the following:

Water Assessment

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

Foul 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.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Angela Allison

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

From: Diesel, Raffaella
Sent: 10 May 2022 16:00:08 +0100
To: Dods, Ranald
Subject: RE: 22/00279/FUL, Ladyurd

Hi Ranald,

Yes, I think the photos in the survey are of the wrong building.

I'm not sure now if the survey was done for the correct building and it's just the photos that don't match. Anyway, because of these discrepancies I think the report has no value as the information provided is inaccurate and I can't tell which parts of the report – if any - are correct.

Kind regards

Raffaella

From: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>
Sent: 03 May 2022 16:25
To: Diesel, Raffaella <Raffaella.Diesel@scotborders.gov.uk>
Subject: 22/00279/FUL, Ladyurd

Raffaella,

The applicant has included a bat survey with this application. Could you give me your views on the suitability or otherwise of that report please? I do note, however, that the photographs which are contained within the report do not appear to be of the building which is the subject of this application.

Ranald

Ranald Dods

Planning Officer

Development Management

Planning Housing and Related Services

Scottish Borders Council

Tel: 01835 825 239

E-mail: ranald.dods@scotborders.gov.uk



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**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:	
Officer Name and Post:	Paul Grigor Roads Planning Officer	pgrigor@scotborders.gov.uk 01835 826663	
Date of reply	29 th March 2022	Consultee reference:	
Planning Application Reference	22/00279/FUL	Case Officer: Ranald Dods	
Applicant	Mrs Louisa Gardiner		
Agent	N/A		
Proposed Development	Demolition of agricultural building, erection of dwellinghouses with ancillary accommodation		
Site Location	Derelict Agricultural Building North Of Ladyurd Farmhouse West Linton Scottish Borders		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
Background and Site description	Previous approval – 16/01492/FUL		
Key Issues (Bullet points)			
Assessment	<p>The principle of converting this building to residential use has been supported previously. Therefore I have no objections to the current submission for conversion.</p> <p>As part of the previous approval, a passing place was required on the single track road leading to the development site, location to be agreed. This will be a requirement for this submission also.</p> <p>Providing the condition listed below, or similarly worded is attached to any subsequent approval, I shall have no objections.</p>		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions
			<input type="checkbox"/> Further information required
Recommended Conditions	<p>Neither of the dwellings hereby approved shall not be occupied until a single passing place is formed and implemented, to an agreed specification and at an agreed location, on the access track from the A72 to the development. The access track shall be maintained to ensure a smooth free draining running surface in perpetuity.</p> <p>Reason: In the interests of road safety.</p>		
Recommended Informatives			

AJS