

Friday, 23 December 2022



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

Development Operations
The Bridge
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,

Land At Rachan Woodlands, Broughton, ML12 6HH
Planning Ref: 22/01973/AMC
Our Ref: DSCAS-0078413-XF7
Proposal: Erection of dwellinghouse with outbuilding and formation of new access (approval of all matters specified in conditions of planning permission 21/00030/PPP)

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. 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:

- ▶ There is currently sufficient capacity in the Rosebery Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

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.

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.

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
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non-Domestic Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

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."

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Flood & Coastal Management	Contact e-mail/number:		
Officer Name and Post:	Duncan Morrison Flood & Coastal Management Team Leader	dmorrison@scotborders.gov.uk 01835 826701		
Date of reply	13 th April 2023	Consultee reference: 3442		
Planning Application Reference	22/01973/AMC	Case Officer: Ranald Dods		
Applicant	Jim Warnock			
Agent	Ericht Planning			
Proposed Development	Erection of dwellinghouse with outbuilding and formation of new access (approval of all matters specified in conditions of planning permission 21/00030/PPP)			
Site Location	Land At Rachan Woodlands Broughton			
<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				
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Drainage Proposal 			
Assessment	<p>In relation to Condition 6 from application 21/00030/FUL</p> <p>On reviewing the drainage proposal, I can confirm that the drainage proposals are acceptable. I note that further investigation may be undertaken to route a drainage outfall to the pond, again I see no issues with this should this be possible.</p>			
Recommendation	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required

From:McDermott, Siobhan
Sent:Wed, 25 Jan 2023 13:18:21 +0000
To:Dods, Ranald
Subject:22/01973/AMC - House on land at Rachan Woodlands, Broughton
Attachments:2201973AMC Woodland Planting.pdf

Ranald,

I have reviewed the information submitted in support of this application. As I mentioned in my response to the previous application (22/00899/AMC) a robust tree planting scheme is required to settle the development into the landscape and it is my opinion that the proposal to plant 8 trees along the southern boundary does not constitute a strong boundary. I am attaching a sketch to show what might constitute a strong boundary planting and this should be in the region of 10m wide, although I do not envisage it being continuous along the whole southern boundary, but could have a vista through to offer visibility and views from the house. I would expect a detailed planting plan with schedule of plants (predominantly native trees) attached and detail of tree protection etc.

Happy to discuss further

Siobhan McDermott

Landscape Architect

Heritage and Design

Regulatory Services

*Scottish Borders Council
Newtown St Boswells, Melrose TD6 0SA*

*tel: 01835 824000 ext 5425
fax: 01835 825071*

Normal working days: Wednesday – Friday

email: smcdermott@scotborders.gov.uk



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From: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>
Sent: 13 Apr 2023 01:02:47
To: idoxdmslive@scotborders.gov.uk
Cc:
Subject: FW: 22/01973/AMC - from landscape architect
Attachments:

From: McDermott, Siobhan <SMcDermott@scotborders.gov.uk>
Sent: 13 April 2023 12:55
To: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>
Subject: RE: 22/01973/AMC - House on land at Rachan Woodlands, Broughton

Ranald,
I have looked at revised drawing 2022/07/102/A and also the Arboricultural Impact Assessment submitted in support of this application and I am satisfied that the Tree Protection Plan , showing protective fencing to be erected prior to any development commencing, and the revised Site Plan (submitted 15/02/23) showing more robust structure planting along the southern boundary , but also the location of the protective fencing, complement each other.
From a landscape and visual perspective, the protective fencing should provide adequate protection to the adjacent trees along the western, northern and eastern boundaries and the proposed tree planting should adequately settle the house into the local setting.
Regards

*Siobhan McDermott
Landscape Architect*

*Heritage and Design
Regulatory Services
Scottish Borders Council
Newtown St Boswells, Melrose TD6 0SA
tel: 01835 824000 ext 5425
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From: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>
Sent: 12 April 2023 10:18
To: McDermott, Siobhan <SMcDermott@scotborders.gov.uk>
Subject: RE: 22/01973/AMC - House on land at Rachan Woodlands, Broughton

Siobhan,

Further to your email below, a revised drawing was submitted (2022/07/102/A). Could you give me your views on the proposals in light of the submitted information and revision please?

Ranald

From: McDermott, Siobhan <SMcDermott@scotborders.gov.uk>
Sent: 25 January 2023 13:18
To: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>
Subject: 22/01973/AMC - House on land at Rachan Woodlands, Broughton

Ranald,

I have reviewed the information submitted in support of this application. As I mentioned in my response to the previous application (22/00899/AMC) a robust tree planting scheme is required to settle the development into the landscape and it is my opinion that the proposal to plant 8 trees along the southern boundary does not constitute a strong boundary. I am attaching a sketch to show what might constitute a strong boundary planting and this should be in the region of 10m wide, although I do not envisage it being continuous along the whole southern boundary, but could have a vista through to offer visibility and views from the house. I would expect a detailed planting plan with schedule of plants (predominantly native trees) attached and detail of tree protection etc.

Happy to discuss further

Siobhan McDermott
Landscape Architect

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**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Alan Scott Senior Roads Planning Officer		ascott@scotborders.gov.uk 01835 826640
Date of reply	24 th January 2023	Consultee reference:	
Planning Application Reference	22/01973/AMC	Case Officer: Ranald Dods	
Applicant	Mr. J. Warnock		
Agent	Ericht Planning & Property Consultants		
Proposed Development	Erection of dwelling		
Site Location	Land at Rachan Woodlands, Broughton		
<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			
Key Issues (Bullet points)			
Assessment	I am satisfied that the submitted information has addressed the matter previously conditioned regarding access, parking and turning.		
Recommendation	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions
			<input type="checkbox"/> Further information required
Recommended Conditions			
Recommended Informatives			

Signed: DJI