

Tuesday, 15 August 2023



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

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
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G33 6FB

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)



Dear Customer,

**Land East of Morebattle Mains Cottage, Morebattle, TD5 8QU**  
**Planning Ref: 23/01165/PPP**  
**Our Ref: DSCAS-0092403-FC2**  
**Proposal: Erection of dwelling house**

**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 Robertson 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.

## **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](mailto:sw@sisplan.co.uk)
    - ▶ [www.sisplan.co.uk](http://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](http://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](mailto: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 5kg 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](http://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](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely,

**Angela Allison**

Development Services Analyst

[PlanningConsultations@scottishwater.co.uk](mailto: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	<b>Roads Planning Service</b>		
Officer Name, Post and Contact Details	Ryan Johnston Roads Planning Technician		<a href="mailto:ryan.johnston@scotborders.gov.uk">ryan.johnston@scotborders.gov.uk</a> 01835 826999
Date of reply	18/08/2023	Consultee reference:	
Planning Application Reference	23/01165/PPP	Case Officer: Euan Calvert	
Applicant	Mr Peter & Catherine Grimley		
Agent	Camerons Strachan Yuill Architects		
Proposed Development	Erection of dwelling house		
Site Location	Land East Of Morebattle Mains Cottages Morebattle 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			
Key Issues (Bullet points)			
Assessment	I shall have no objections to this proposal provided conditions similar to the ones below are included in any consent given.		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b> <input type="checkbox"/> Further information required
Recommended Conditions	<p>Parking and turning for two vehicles, excluding garages, must be provided within the curtilage of the plot before the dwellinghouse is occupied and retained thereafter in perpetuity. Reason: To ensure the property is served by adequate parking at all times</p> <p>The access to the site from the public road to be formed to an agreed standard prior to occupation of the dwelling. Reason: To ensure the property is served by safe access from the public road.</p> <p>Prior to works commencing on the development, visibility splays of 2.4m by 160m in either direction at the junction with the carriageway must be provided and retained thereafter in perpetuity unless otherwise agreed in writing with the Planning Authority. Reason: To ensure the development is served by an acceptable form of access.</p> <p>Measures to be put in place to prevent the flow of water onto the public road boundary. Reason: It is an offence to deposit water on to the public road.</p>		
Recommended Informatives	<p>All work within the public road boundary must be undertaken by a contractor first approved by the Council.</p> <p>The access to the site from the public road should be constructed as a service layby to my standard specification DC-3.</p>		

Signed: **AJS**

Council Headquarters, Newtown St Boswells, MELROSE, Scottish Borders, TD6 0SA  
Customer Services: 0300 100 1800 [www.scotborders.gov.uk](http://www.scotborders.gov.uk)

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Roads Planning Service</b>		
<b>Officer Name, Post and Contact Details</b>	<b>Mark Payne Roads Planning Officer</b>		<a href="mailto:mark.payne@scotborders.gov.uk">mark.payne@scotborders.gov.uk</a> <b>01835 825018</b>
<b>Date of reply</b>	4 <sup>th</sup> December 2023	<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	23/01165/PPP	<b>Case Officer:</b> Euan Calvert	
<b>Applicant</b>	Mr Peter & Catherine Grimley		
<b>Agent</b>	Camerons Strachan Yuill Architects		
<b>Proposed Development</b>	Erection of dwellinghouse		
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<b><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></b>			
<b>Background and Site description</b>	This is a re-consultation based on an amended proposal.		
<b>Key Issues (Bullet points)</b>			
<b>Assessment</b>	In order to fully consider this proposal, I shall require a larger scale drawing showing the visibility splay in relation to the full extent of road it applies to.		
<b>Recommendation</b>	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions <input checked="" type="checkbox"/> <b>Further information required</b>

**Signed: AJS**

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**From:** Payne, Mark  
**Sent:** 12 December 2023 10:56  
**To:** Calvert, Euan  
**Subject:** RE: 23/01165/PPP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Euan,

I have discussed this with Ryan who responded initially. We believe that the drawing is still lacking in that it doesn't show the entirety of the road to the north east, however after measuring ourselves we think there should be scope to provide the full 160m splays.

I would look to apply the same conditions as the original reply.

Kind regards,  
Mark

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**From:** Calvert, Euan <ECalvert@scotborders.gov.uk>  
**Sent:** Wednesday, December 6, 2023 11:52 AM  
**To:** Kirsten Buchanan <kirsten.buchanan@csyarchitects.com>; Payne, Mark <Mark.Payne@scotborders.gov.uk>  
**Subject:** RE: 23/01165/PPP

Mark see plan at 1:500 and my site photos;









*Euan Calvert*

Assistant Planning Officer (Development Management)

Planning, Housing & Related Services

Scottish Borders Council, Council Headquarters, Newtown St Boswells, MELROSE, TD6 0SA

Tel: 01835 826513 / [ecalvert@scotborders.gov.uk](mailto:ecalvert@scotborders.gov.uk)

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**From:** Kirsten Buchanan <[kirsten.buchanan@csyarchitects.com](mailto:kirsten.buchanan@csyarchitects.com)>

**Sent:** Wednesday, December 6, 2023 11:15 AM

**To:** Calvert, Euan <[ECalvert@scotborders.gov.uk](mailto:ECalvert@scotborders.gov.uk)>; Payne, Mark <[Mark.Payne@scotborders.gov.uk](mailto:Mark.Payne@scotborders.gov.uk)>

**Subject:** 23/01165/PPP

**CAUTION:** External Email

Hi Both,

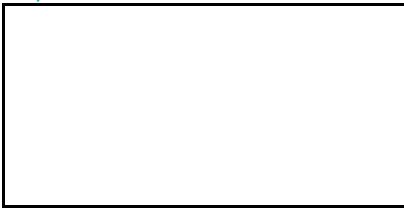
See attached revised visibility splay drawing @ scale of 1:500.

Kind regards,



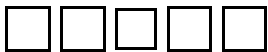
**Kirsten Buchanan**  
BArch (Hons), DipArch, ARB  
**Senior Architect**

0131 322 2444  
[csyarchitects.com](http://csyarchitects.com)



people & places

<b>LOTHIANS</b>	<b>BORDERS</b>	<b>NORTHUMBERLAND</b>
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