

Our ref: PCS/140588
Your ref: APP/2015/1107

If telephoning ask for:
Alison Wilson

11 June 2015

Aberdeenshire Council
Planning and Environmental Services
Gordon House
Blackhall Road
Inverurie
AB51 3WA

By email only to: ga.planapps@aberdeenshire.gov.uk

Dear Sir/Madam

Town and Country Planning (Scotland) Acts
Planning application: APP/2015/1107
Proposed residential development (erection of 66 dwellinghouses)
Land East of Greystone Road, Kemnay

Thank you for your consultation e-mail which SEPA received on 28 May 2015. We object to this planning application unless the **modifications** in Section 1 can be accommodated. In addition we ask that the planning **condition** in Section 2.1 be attached to the consent. If this will not be applied, then please consider this representation as an **objection**. Please also note the advice provided below.

Advice for the planning authority

1. Drainage

- 1.1 We note from the application form that waste water drainage will connect to the public drainage network and therefore have **no objection** to this aspect of the proposal.
- 1.2 While we note, from the Drainage Layout drawings, references 82678/2001 and 2002, the proposals for an extended detention basin and grass swale we have concerns that these proposed sustainable drainage system (SUDS) measures will not provide the required best practice levels of SUDS treatment for the whole development. For a development of this size roof water must be treated by one level of SUDS, all road and parking areas by two levels.
- 1.3 The information provided shows plots 1 and 2 discharging surface water with no SUDS treatment. Plots 64, 65 and 66 are shown discharging half way along the proposed swale. Surface water from these properties would at most receive one level of treatment. The treatment of surface water runoff by sustainable drainage systems (SUDS) is a [legal requirement](#). As such the lack of full treatment for these five properties is not acceptable in accordance with best practice. In addition one of the basin inlets is too close to the outlet



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and as such runoff from plots 3 to 12 is unlikely to be effectively treated with the drainage layout as shown.

- 1.4 We therefore **object** to this planning application unless **modifications** are made to the SUDS features, to address the above issues, ensuring all surface water run-off on site is treated by an appropriate level of SUDS treatment types. Further advice is provided in Section 3 below for the applicant.
- 1.5 No information has been provided on potential maintenance/adoption of the SUDS elements, the current layout/design may not meet adoptable standards. Comments from Scottish Water should be sought where the SUDS proposals would be adopted by them. We encourage the design of SUDS to Sewers for Scotland Second Edition standards and the adoption of SUDS features by Scottish Water as we are of the view that this leads to best standards and maintenance.
- 1.6 We have not considered the water quantity aspect of this scheme. Comments from Scottish Water, where appropriate, the Local Authority Roads Department and the Local Authority Flood Prevention Unit should be sought on the SUDS strategy in terms of water quantity/flooding and adoption issues.

2. Pollution prevention and environmental management

- 2.1 Construction works can increase the risk of water pollution due to the release of sediment from exposed surfaces, contaminant discharges and accidental spillage. As such we ask that a **condition** is attached to any grant of planning consent requiring the submission of a site specific construction method statement (CMS). If this is not attached, then please consider this representation as an **objection**. To assist, the following wording is suggested:

No development shall commence on site until a site specific Construction Method Statements (CMS) has been submitted and approved in writing by the Planning Authority in consultation with [SEPA, SNH or other agencies as appropriate]. All works on site must be undertaken in accordance with the approved CMS unless otherwise agreed in writing with the Planning Authority.

Informative: It is recommend that the CMS is submitted at least 2 months prior to the commencement of any works on site; this is to allow the necessary agencies sufficient time to fully review the mitigation proposals to avoid any potential delays to the project moving forward.

Reason: In order to minimise the impacts of necessary construction works on the environment.

Detailed advice for the applicant

3. Surface water drainage

- 3.1 As per Section 1 above we object to this planning application unless modifications are made to the design of the SUDS features to ensure all surface water run-off on site is treated by an appropriate level of SUDS treatment types.
- 3.2 Appropriately dimensioned drawings of the SUDS elements, showing plan and cross sections, should be provided by the applicant. This should include details of the total length

of the proposed swale and demonstrate that all roof water run off will be treated by one level of SUDS and all surface water run off from road and parking areas by two levels.

- 3.3 In addition we highlight that best practice requires the first level of SUDS treatment to take the form of source control. We would therefore expect in general for development of this scale the first level of treatment to be source control and encourage a second level to consist of a detention basin and/or pond designed to an adoptable standard. As such we would strongly **encourage** the applicant to amend the SUDS proposals to include source control in accordance with best practice or provide justification for not providing source control.
- 3.4 Further guidance on the design of SUDS systems and appropriate levels of treatment can be found in CIRIA's C697 manual entitled [The SUDS Manual](#). Advice can also be found in the SEPA Guidance Note *Planning advice on sustainable drainage systems (SUDS)*. Please refer to the [SUDS section](#) of our website for details of regulatory requirements for surface water and SUDS.

4. Pollution prevention and environmental management

- 4.1 Please note that we have requested that a planning condition is attached to any consent requiring the submission of a site specific construction method statement (CMS).
- 4.2 The CMS should address as a minimum the following issues:
- Identification of any key site specific sensitive receptors. We would welcome the submission of a drawing showing these in relation to the development and adequate buffers. We highlight that at the pre major application enquiry stage we advised that "The stream-ditch forming the south-western boundary of the site and running alongside the public road on the inner side must be protected from development. Not less than a 6 metre buffer strip should be maintained from the top of the bank to the commencement of any development, to allow for watercourse and bank access for inspection and maintenance purposes. The undeveloped space may be formed into a multifunctional green corridor to support wildlife and residential passage (i.e. footpath)." We highlight that this 6 meter buffer should be maintained during the construction works too and shown on the drawings supporting the CMS.
 - Drainage strategy - details of the temporary construction sustainable drainage system (SUDS) and any temporary foul drainage facilities for workers on site;
 - Fuel and chemical storage arrangements;
 - Any concrete production and use;
 - Timing of works - heavy construction should be staged to avoid periods of high rainfall if possible;
 - Waste management - developers may need to dispose of significant quantities of waste during the construction phase. This can include waste soils and surplus construction materials. Wherever possible the waste hierarchy of reduce, reuse and recycle should be encouraged. All waste streams associated with the works should be identified along with appropriate means of disposal;
 - Environmental management – identification of mechanisms to ensure subcontractors will be well controlled and be aware of relevant environmental issues. This should include details of ongoing monitoring and emergency procedures/pollution response plans and the provision of spillage kits.

- 4.3 Full details of what should be included in the CMS can be found on our [website](#) or by contacting a member of the Operations team in your local SEPA office.

Regulatory advice for the applicant

5. Regulatory requirements

- 5.1 As advised at the pre major application enquiry stage, any road crossing over the stream-ditch forming the south-western boundary of the site should be supported by a suitable over-sized (preferably arched) culvert to ensure no flooding occurs due to any flow restriction. We note from drawing 52678/2002 that a culvert is proposed over the open ditch to create an access road.
- 5.2 No details of the design of this are provided but we would highlight that if the stream/ditch is shown on the 1:50,000 scale Ordnance Survey maps (Landranger series) then authorisation for this activity may be required under the Controlled Activities Regulations (CAR). Further information on CAR and our regulatory requirements can be found in [The CAR Practical Guide](#).
- 5.3 Details of regulatory requirements and good practice advice for the applicant can also be found on the [Regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at: Inverdee House, Baxter Street, Torry, Aberdeen, AB11 9QA, Tel: 01224 266600.

If you have any queries relating to this letter, please contact me by telephone on 01224 266656 or e-mail at planning.aberdeen@sepa.org.uk.

Yours sincerely

Alison Wilson
Senior Planning Officer
Planning Service

ECopy to: Halliday Fraser Munro, info@hfm.co.uk

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at the planning stage. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. If you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found in [How and when to consult SEPA](#), and on flood risk specifically in the [SEPA-Planning Authority Protocol](#).