

## **PROPOSAL OF APPLICATION NOTICE (PAN)**

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**Reference:** 18/02640/PAN

**Applicant:** Scottish Water

**Proposal:** Proposed new wastewater treatment works including vehicular access to site

**Site Address:** Land West Of Sewage Works, Clachan Seil, Isle Of Seil

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### **1.0 BACKGROUND**

The existing Clachan Seil sewerage and treatment system has failed to deliver the expected Shellfish Waters compliance improvements. There is insufficient storage and treatment capacity to deal with the high volume of rainfall-derived flow in the system (roof-water, road drainage, groundwater infiltration).

The poor compliance of Seil Sound waters with Shellfish Waters Regulations was identified by SEPA as being largely due to the proliferation of untreated sewage discharges and poorly maintained septic tanks on the Eastern side of the island fronting Seil Sound.

The initial scheme installed in 2008/9 by Scottish Water was intended to intercept the majority of these discharges with a public sewer which would convey the sewage to a new treatment plant. The responsibility for managing the sewage now draining to the public sewer rests firmly with Scottish Water. The design underestimated the amount of surface water, (predominantly from properties), entering the system and consequently the treatment plant was hydraulically overloaded resulting in poor operational performance of the system as a whole.

A number of options have been examined by Scottish Water in respect of the proposed development. They have concluded that the proposed site promotes the best environmental outcome for the residents of Seil, managing the sewage originating on the East side of the island close to point of origin, delivering high water quality in Seil Sound, and providing a significant reduction in the polluting effects of the small Seaview discharge. The discharge point from the new treatment works will be into a septic tank on the existing waste water treatment site and from there to Seil Sound. The discharge will be via the existing outfall.

### **2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

The PAN seeks views on a proposed new water treatment works, with associated access road for the Isle of Seil. The existing water treatment works is no longer fit for purpose and will be decommissioned and landscaped as part of these proposals. The proposal involves the creation of a new tertiary treatment works away from the immediate community to replace the existing works. The works comprises the following:

- Site clearance
- Formation of access track
- Ground and other engineering works to form ground levels
- Formation of compound

- Installation of SuDS compliant drainage system
- Erection/Installation of plant/ building(s)/tanks and pipework
- Provision of landscaping
- Landscaping of existing site and provision of septic tank.
- Incidental works

## **2.0 SITE DESCRIPTION**

The proposed site is located within open countryside outside the settlement boundary of Clachan Seil. The land upon which it proposed to construct the facility is designated within the LDP as both Countryside and forming part of the Knapdale/Melford APQ.

The site itself, although adjacent to generally rising ground forms a lower lying indentation within the landscape and will be accessed from a road constructed back to the village. The access point to the B844 will be immediately to the north of Taig Na Craig.

## **3.0 DEVELOPMENT PLAN POLICY**

Argyll and Bute Local Development Plan adopted March 2015

LDP STRAT 1 – Sustainable Development

LDP DM1 – Development within the Development Management Zones

LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment

LDP 4 – Supporting the Sustainable Development of our Coastal Zone

LDP 9 – Development Setting, Layout and Design

LDP 11 – Improving our Connectivity and Infrastructure

Supplementary Guidance

SG LDP ENV 1 – Development Impact of Habitats, Species and Our Biodiversity (i.e. biological diversity)

SG LDP ENV 7 – Water Quality and the Environment

SG LDP ENV 11 – Protection of Soil and Peat Resources

SG LDP ENV 13 –Development Impact on Areas of Panoramic Quality (APQs)

SG LDP ENV 14 –Landscape

SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance

SG LDP ENV 21 – Protection and Enhancement of Buildings

SG LDP DEP 1 – Departures to the Local Development Plan

SG LDP BAD 1 – Bad Neighbour Development

Sustainable Siting and Design Principles

SG LDP SERV 1 – Private Sewerage Treatment Plants and Wastewater (i.e. drainage) systems

SG LDP SERV 2 – Incorporation of Natural Features / Sustainable Systems (SUDS)

SG LDP SERV 5 – Waste Related Development and Waste Management in Development

SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development

SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes

SG LDP TRAN 6 –Vehicle Parking Provision

## **5.0 POTENTIAL MATERIAL CONSIDERATIONS**

The proposal has been subject to screening opinion (18/01871/SCREEN). Although an EIA was not determined to be required it was clarified that a number of planning matters would require to be addressed in any future planning submission as set out below:

- Landscape Impacts and Visual Amenity considerations.

- Proposed landscaping and screening to assist landscape integration and biodiversity enhancement. Including strategic landscaping and tree planting to integrate the development into its surroundings, which being an APQ, are particularly sensitive.
- Planning statement to address land use designations material to the proposal
- Ecology, Biodiversity and Nature Conservation; All submitted surveys will require to be updated and more detailed analysis in respect of the identified biodiversity interests and potential impacts on protected species will be required, together with any proposed mitigation.
- Hydrology, Hydrogeology and Soils: Detailed survey should be submitted in accordance with the conclusions of the Councils Biodiversity Officer together with any necessary mitigation/management proposals associated with the development.
- Construction Environmental Management Plan associated with safeguarding and mitigation in respect of ecological and biodiversity interests having regard to the comments of the Council Biodiversity Officer. A commitment to the provision of an ecological clerk of works on site to supervise development on or near sensitive habitat or wildlife interests (as may be identified in the required updated surveys) is considered to be required.
- Cultural Heritage( Archaeology)
- Design of SuDS proposals to promote biodiversity
- Traffic and Transport: A Transport Assessment, to include a Transportation Plan for construction, will be required for routing of traffic associated with transporting any large plant. All matters to be agreed with the Area Roads Engineer to avoid blocking or damage to the public road. The restricted width of Clachan Bridge, which is a Category A Listed Building, will require to be specifically addressed in submissions.
- Amenity and Health: Noise report indicating existing and predicted noise levels at nearest sensitive receptor associated with operation of the plant, and details of proposed lighting both during construction and when operational to avoid light pollution and disturbance to wildlife
- Recreation and Tourism; Details of proposed improved footpaths and access for recreation users indicated around the existing treatment works.
- A design and access statement
- Details of restoration and landscaping of the existing treatment works including re-profiling of the site to marry into the coastal edge.

As is clear from the matters outlined above, there are a number of material planning issues which require to be satisfactorily addressed in the future planning application and biodiversity protection and enhancement, landscape integration and safeguarding of protected species and sensitive ecosystems will all require to be carefully considered.

## **6.0 CONCLUSION**

The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations, against which any future planning application will be considered as well as potential material considerations and key issues based upon the information received to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

## **7.0 RECOMMENDATION**

That Members note the content of the report and submissions and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the applicant in finalising any future planning application submission.