

APPENDIX 4



Our ref: PCS 111703
Your ref: 10/0922/PP

East Ayrshire Council
6 Croft Street
Kilmarnock
KA1 1JB

If telephoning ask for:
Nicki Dunn

14 January 2011

FAO Jane Little

By email only to: submittoPlanning@east-ayrshire.gov.uk

Dear Madam,

Town and Country Planning (Scotland) Acts
Planning Application: 10/0922/PP
Proposed development of two houses
Land adj Barrmill Cottage, Maxwood Road/Castleview Avenue, Galston, East Ayrshire

Thank you for your consultation which SEPA received on the 14 January 2011.

To assist with streamlining the planning process, we now focus our site specific advice in development management where we can add best value in terms of enabling good development and protecting Scotland's environment. We have therefore provided standing advice applicable to this type of small-scale local development which is available at www.sepa.org.uk/planning.aspx.

However, if you are seeking comment on some site specific issue, such as flood risk, which is not adequately addressed by our standing advice, we would welcome the opportunity to be re-consulted. The reason for consultation should be clearly indicated in the body of the email or letter.

Guidance on *How and when to consult SEPA* and our *Standing advice for small scale local development* is available on our website at www.sepa.org.uk/planning.aspx.

If you have any queries relating to this letter, please contact me by telephone on 01355 574200 or by e-mail to planning.ek@sepa.org.uk.

Yours faithfully

Nicki Dunn
Planning Officer
Planning Service



Chairman
David Sigsworth

Chief Executive
Dr Campbell Gemmell

East Kilbride Office
5 Redwood Crescent, Peel Park,
East Kilbride G74 5PP
tel 01355 574200 fax 01355 574688
www.sepa.org.uk

11/01/2011

Jane Little
East Ayrshire Council
Lugar Offices Peesweep Brae, Rigg Rd
Lugar
CUMNOCK
KA18 3JQ

SCOTTISH WATER

Customer Connections
419 Balmore Road
Glasgow
G22 6NU

Customer Support Team
T: 0141 355 5511
F: 0141 355 5386
W: www.scottishwater.co.uk
E: connections@scottishwater.co.uk

Dear Ms Little

PLANNING APPLICATION NUMBER: 10/0922/PP
DEVELOPMENT: Galston Maxwood Road/Castlevie
OUR REFERENCE: 529092

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. This response is made based on the information available to us at this time and does not guarantee a connection to Scottish Water's infrastructure. This response is made based on the information available to us at this time and does not guarantee a connection to Scottish Water's infrastructure. A separate application should be submitted to us made for connection to our infrastructure after full planning has been granted.

In terms of planning consent, Scottish Water does not object to this planning application. However, please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

Amlaird Water Treatment Works – has limited capacity available for new demand. The Developer should discuss their development directly with Scottish Water.

Water Network – Our initial investigations have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water.

Meadowhead Wastewater Treatment Works – at present there is limited capacity to serve this new demand. The Developer should discuss their development directly with Scottish Water.

Wastewater Network – Our initial investigations have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will require to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

Scottish Water is funded to provide capacity at Water and Waste water Treatment Works for domestic demand. Funding will be allocated to carry out work at treatment works to provide growth in line with the Local Authority priorities. Developers should discuss delivery timescales directly with us. Developers should discuss delivery timescales directly with us.

If this development requires the existing network to be upgraded, to enable connection, the developer will generally meet these costs in advance. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules. Costs can be reimbursed by us through Reasonable Cost funding rules

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

These proposals may involve the discharge of trade effluent to the public sewer and may be subject to control as defined in Part II of the Trade Effluent Control and Charging Scheme. No substance may be discharged to the public sewerage system that is likely to interfere with the free flow of its content, have detriment to treatment / disposal of their contents, or be prejudicial to health.

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 installed, subject to compliance with the current 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 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). This should be done through a deed of servitude.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website:
www.scottishwater.co.uk.

Yours faithfully

Jim Clenaghan
Customer Connections Administrator

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East Ayrshire Council

ROADS & TRANSPORTATION DIVISION

Observations on Planning Application

Planning Application No.	10/0922/PP	Dated		Date Received	6/01/11
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Our Reference:	MS/27/SMN11003/060111H15	Contact:	S Norval	Tel No.	555558
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Applicant:	D Lindsay
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Location:	Land at Castlehill View/Maxwood Road, GALSTON
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Proposed Development:	Development of two dwellinghouses
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Drawing Nos:	0805:02
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RECOMMENDATION	Defer
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CONDITIONS	
Will be applied following submission by the applicant of an amended plan acceptable to the Roads Department in terms of access road improvements.	

CONSTRUCTION CONSENT	Not Required
ROAD BOND	Not Required
ROAD OPENING PERMIT	Required

Comments on / reasons for / explanation of conditions and recommendations	
Ref. PA 06/1023/FL – Roads had concerns regarding the safe servicing of the plots close to the bend in Maxwood Road. By upgrading the private roads into and fronting the site, this can be achieved but the layout shown on drawing 0805:02 would not meet the requirements of this department. The access road would remain private but would require to be capable of accommodating a refuse vehicle accessing and exiting in forward gear with the road surfaced over its full length between both access points on Maxwood Road with suitable radii and kerbing. The applicant may require to purchase land from the Council for this road improvement.	

Signed: _____ S M Norval

Date: 13/01/11 _____

Response sent	
Tracker updated	
Register updated	
Task completed	

Rorison, Sandra

From: Johnson, Chris (Env Health)
Sent: 07 January 2011 09:35
To: Little, Jane
Cc: submittoplanning
Subject: Land adjacent to Barrmill Cottage/Maxwood Road/Castleview Avenue, Galston.

PLANNING APPLICATION CONSULTATION
(Chemical Contamination).

TO AREA OFFICER : **Jane Little**

DATE: 7/1/11

PLANNING APPLICATION: **10/0922/PP**

LOCATION: **Land adjacent to Barrmill Cottage/Maxwood Road/Castleview Avenue, Galston.**

NOTES:

Our contaminated land, identification and prioritisation database, has identified this location as having the potential for soil contamination from its previous usage; i.e. Railway cutting and line.

Potential Contamination of made ground I.E. Railway running lines and lineside.

Infilled cuttings and railway embankments may contain various waste materials, such as clinker, ash and other works wastes, also crushed slag or steam locomotive ash may have been used as a ballast, therefore heavy metal contamination cannot be ruled out.

Periodically, wooden sleepers were treated with preservatives such as creosote etc, and herbicides such as atrazine and simazine, have been historically used to control weed growth, residues of such chemicals may also be present in the soil.

There is also potential for the presence of asbestos containing material in the soil from brake linings and associated steam locomotive mechanical parts.

As the proposed development is for residential housing where there may be a "**POTENTIAL**" for soil contamination to be present, this Department would recommend that the following requirements be undertaken : **AS A CONDITION PRIOR TO DEVELOPMENT WORKS COMMENCING.**

1. Development will not be permitted to start until a site investigation and risk assessment has been carried out. (PAN 33 Para 37)

The investigation shall be conducted in line with BS 10175: 2001 code of practice for 'The investigation of potentially contaminated sites' and Contaminated Land Report 11 – 'Model Procedures for the Management of Land Contamination', (CLR 11).

The report should be compiled with reference to East Ayrshire Councils' Guidance document "An Introduction to Land Contamination and Development Management" which is available to download at : <http://www.east-ayrshire.gov.uk/devser/planandbuild/dpguidance.asp>

The report will contain details of proposals to deal with contamination to include :

- (i) The nature, extent and type(s) of contamination on the site;
- (ii) A site specific risk assessment of all relevant pollutant linkages
- (iii) A Remedial Strategy (if required) to treat/remove contamination to ensure the site is fit for the use proposed.
- (iv) Measures to deal with unsuspected contamination discovered during construction works;

REASON: To ensure potential risks arising from previous site uses have been fully assessed.

2. If the application is approved under the above, prior to any further site development, the developer shall submit a report, confirming that the remedial work (if undertaken) has been carried out in accordance with the remediation plan.

REASON: To provide verification that remediation of has been carried out in accordance with the remediation plan and to the Authority's satisfaction

Chris Johnson

Contaminated Land Officer
Environmental Health
East Ayrshire Council
Western Road
Kilmarnock
KA3 1LL
Tel 01563554016 (Direct Line)
Mob :
Fax 01563554040
Email Chris.Johnson@east-ayrshire.gov.uk

Rorison, Sandra

From: Little, Jane
Sent: 15 February 2011 08:46
To: submittoplanning
Subject: FW: Planning Applications

For 10/0922/PP

thanks

Jane Little
Senior Planning Officer
East Ayrshire Council
Planning and Economic Development
6 Croft Street
Kilmarnock
tel 01563 576768
fax 01563 576774

e-mail - jane.little @east-ayrshire.gov.uk

From:
Sent: 13 February 2011 17:32
To: Little, Jane
Subject: Re: Planning Applications

Hi Jane

The mentioned application was discussed at the meeting and there was no objection to the application.

Regards,

May

-----Original Message-----

From:
To: jane.little <jane.little@east-ayrshire.gov.uk>
Sent: Thu, 13 Jan 2011 13:53
Subject: Planning Applications

Hi Jane

Happy New Year to you.

I received Planning Application 10/0922/PP (sent on 6 Jan) yesterday.

Unfortunately Galston Community Council meeting was held on Tuesday and thus missed discussion of this. The next Galston Community Council meeting will be held on Tuesday 8 February 2011. This application will be discussed then.

Thanks and regards,

May L Anderson
Secretary
Galston Community Council