

ANGUS COUNCIL

**PLANNING AND TRANSPORT POLICY COMMITTEE
DEVELOPMENT CONTROL COMMITTEE**

**24 JANUARY 2002
31 JANUARY 2002**

SUBJECT: NORTH OF SCOTLAND WATER AUTHORITY

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

Abstract: This report outlines the Indicative Needs Profile 2001-10 (Angus) prepared by NoSWA which will guide investment for water and drainage projects in the Angus area by Scottish Water, the future Water Authority covering Scotland. The report also reviews the opportunity to amend the existing formal drainage constraints affecting Letham, Muirhead and Birkhill, Forfar and Carnoustie.

1 RECOMMENDATION

It is recommended that the Committee:-

1. note the general terms of the Indicative Needs Profile 2001-2010 (Angus) prepared by NoSWA, particularly the range and timing of future projects in Angus;
2. agree to advise NoSWA of concerns regarding the deferral or absence of projects to remove the drainage infrastructure constraints affecting Carnoustie (part), Forfar (part), Kirriemuir, Glamis and Hillside and request that they are reviewed for early implementation in support of the Angus Local Plan Development Strategy;
3. note that recent investment will allow removal, in whole or part, of the current formal drainage constraints in Letham, Muirhead and Birkhill, Forfar and Carnoustie.
4. agree the removal of the formal drainage constraints affecting Letham and Muirhead and Birkhill; and
5. agree to adopt the revised guidelines for Forfar and Carnoustie put forward in this report as the basis for dealing with development proposals until the constraints are fully removed.

2 INTRODUCTION

- 2.1 Report 717/01 to the Planning & Transport Policy Committee on 14 June 2001 outlined details of the interim single year Investment Plan (2001-02) published by the North of Scotland Water Authority (NoSWA) and progress being made to resolve drainage constraints in Angus.
- 2.2 From April 2002 onwards, there will be a single Water Authority for Scotland – Scottish Water – replacing the present three Water Authorities (East, West and North). As part of this integration process, NoSWA has reviewed its Investment Plans over the next few years for the north of Scotland and prepared an Indicative Needs Profile 2001-2010 (Angus) for consultation purposes. This indicates the

location and likely timescale of investment in projects within Angus. A copy of the Indicative Needs Profile is available in the Members' Lounge.

- 2.3 In addition, recent investment in infrastructural projects serving Angus towns and villages will enable some existing drainage constraints to be reviewed and where possible removed in whole or part.
- 2.4 This report provides a synopsis of the projects affecting Angus and how this contributes to the implementation of the development strategy established by the adopted Angus Local Plan (November 2000). The report also reviews existing drainage constraints affecting Letham, Muirhead and Birkhill, Forfar and Carnoustie.

3 SUMMARY OF THE INDICATIVE NEEDS PROFILE

- 3.1 The Indicative Needs Profile 2001-2010 (Angus) outlines a range of projects in Angus considered by NoSWA to be required to meet their objectives of improvement to drinking water quality and sewage treatment, often to meet statutory requirements. A list of selected projects identified by the Indicative Needs Profile 2001-2010 is included as Appendix 1. At this stage, while there is a broad indication of the likely timing of the project, there is no indication of cost and no formal commitment on behalf of NoSWA to fund the project. Projects are identified under the following categories:-

Category 1 : Achievement of Water Quality Improvements

- This includes improvement and refurbishment of the Water Treatment Works (WTW's) at Glen Ogil and Loch Lee (Whitehillocks) in the latter part of the 2001-10 period. Allowance is also made for general improvements to the distribution network in the period 2001-06.

Category 2 : Cleaning Up Rivers, Lochs and Beaches

- 21 projects are identified under this category, many of which are required to meet the Urban Waste Water Treatment Regulations (UWWTR) 2005. Five projects are currently under construction or nearing completion – Brechin Sewerage Improvements and CSO's; Forfar Phases 1 and 2; Letham Waste Water Treatment Plant (WWTP); Tay Waste Water Project and Montrose WWTP. Projects for future implementation relate to additional work associated with the Tay Waste Water Project and improvements to village WWTP's.
- Improvements required to Kirriemuir Waste Water Treatment Plant have been identified for some time. However, implementation of necessary works has again been deferred to start in 2003-04 at the earliest.
- There are new entries for improvements to several of the Angus villages Waste Water Treatment Plants, including Auchterhouse, Balhall, Balkeerie, Lochty, Memus, Newbigging, Newtyle, Redford and Wellbank. All works are expected to commence in the 2003-05 period.

Category 3a : Renewing and Upgrading – Water

- As part of an ongoing programme for refurbishing existing assets, some 18 projects have been identified, 11 of which are currently under construction. This category includes the major scheme to duplicate the Lintrathen to Clatto Trunk Main.

Category 3b : Renewing and Upgrading – Wastewater

- 19 projects are identified, five of which are now under construction. These projects relate to the refurbishment of existing assets, addressing flooding problems or assisting development needs.
- Of particular interest is the Forfar Phase 3 storm tank project which has been required for several years but has now been deferred to commence in 2005/06 at the earliest.
- Other major projects in this category include refurbishment of Brechin WWTP (2006/08); Carnoustie – Easthaven Connection (2001/03); and Tealing WWTP – Pump to Dighty (2006/07). Both the Brechin and Tealing projects have been deferred by two years.

Category 4b : New Public Waste Water Collection and Treatment

- Some 27 projects have been identified and relate principally to Angus villages where first time provision is identified as a SEPA priority. All 27 projects are included in the post 2009/10 period.

4 DISCUSSION

- 4.1 The Adopted Angus Local Plan (November 2000) outlines Angus Council's priority for drainage investment in the Angus towns and villages in order to secure implementation of the Local Plan Development Strategy. These priorities are reflected in Policy INF1: Drainage Investment Priorities which is outlined in Appendix 2.
- 4.2 Investment in major projects by NoSWA (previously approved in Investment Plans) will at least partly address various drainage issues affecting:-
- Arbroath, Carnoustie and Monifieth (through the Tay Waste Water Project) and Montrose (through the construction of a single Waste Water Treatment Plant);
 - Brechin, Kirriemuir (through the implementation of sewer improvements); the villages of Letham and Auchterhouse.
 - Monifieth - Milton Mill Coastal Protection.

Drainage Projects

- 4.3 Drainage constraints continue to affect the scale and timing of new development in Carnoustie (part), Forfar (part) and Kirriemuir and at a number of Angus villages including Glamis, Hillside, Inverkeilor, Monikie, Newbigging, Newtyle and Wellbank. Additional investment will be required to address the remaining constraints and in order to allow the Local Plan strategy and land allocations to be fully progressed.
- 4.4 In the case of Kirriemuir the outstanding issue continues to be the need for improvements to the WWTP outfall. Continued slippage of investment at Kirriemuir (where £800,000 had previously been identified in the 2000-2003 Investment Plan for completion in Autumn 2001) is of particular concern with the project not now expected to start until 2003-04. This will continue to have implications for new development until the improvements are undertaken.
- 4.5 Similarly the slippage of the Forfar Phase 3: Storm Tanks (now expected to start in 2005-06) will continue to have implications for the development constraint affecting the east, south east and south of the town.
- 4.6 In terms of the Angus villages, planned improvements to the village systems at Monikie, Newbigging, Newtyle and Wellbank, required under the Waste Water Directive are welcome. It should also be noted that prospective developer contributions to improvement of the WWTP at Inverkeilor will enable Local Plan proposals to come forward.
- 4.7 However, to enable development to come forward at Hillside and Glamis, improvements will be required, but are not yet identified in the Indicative Needs Profile to 2010. This may have implications for the scale and timing of proposals for development on the Sunnyside Hospital site at Hillside.

Water Projects

- 4.8 The water supply infrastructure within the Angus area (sources, service reservoirs, treatment plant and distribution network) is of a very high standard. Improvements continue to be made at the major service reservoirs with additional works being undertaken at Lintrathen and the replacement of the Edzell Gannochy Reservoir. The Indicative Needs Profile also indicates future works at Glen Ogil and Loch Lee Water Treatment Works. There are however local water supply problems relative to water storage capacity and/or distribution issues affecting several rural Angus villages where no provision is contained in the Indicative Needs Profile 2001-2010. In particular in the Monikie area there is a need for increased water storage capacity and a new service reservoir to enable the Local Plan development strategy and land allocation to be fully progressed.

Formal Drainage Constraints

- 4.9 Several Angus towns and villages are currently the subject of formal drainage constraints. These include:-
- | | |
|------------|---------------------|
| Carnoustie | Letham |
| Forfar | Muirhead & Birkhill |
| Kirriemuir | Wellbank |

- 4.10 Given recent investment by NoSWA in replacing the Waste Water Treatment Plant (WWTP) at Letham; construction of a pumping station and sewer to transfer wastewater from Muirhead and Birkhill to Invergowrie; replacing the WWTP and other sewerage renewal in Forfar; and the Tay Waste Water Project, opportunity is now available to review the existing formal constraints which apply at Letham, Muirhead and Birkhill, Forfar and Carnoustie.

Letham

- 4.11 A formal drainage constraint has been in place in Letham since December 1996 (Angus Council Reports 1065/96 and 36/97 refer). Works to replace the WWTP and trunk sewers are well advanced and due for completion in Summer 2002. In these circumstances NoSWA consider that the formal constraint affecting Letham can be rescinded now and appropriate development proposals approved subject to suspensive conditions until the replacement WWTP is fully commissioned. Some small parts of Letham may continue to be affected by local sewerage difficulties.

Muirhead and Birkhill

- 4.12 A formal drainage constraint affecting Muirhead and Birkhill has been in place since 1990 (Report 1193/90 to Tayside Regional Councils Planning Committee refers). Implementation (in conjunction with private sector developers) of a project to pump the villages wastewater to the trunk sewer at Invergowrie was completed in 2000. This project frees the village from the existing constraint, takes account of the sites allocated in the Adopted Angus Local Plan and provides additional capacity to accommodate wastewater which will be pumped from Auchterhouse as part of a planned project. There will be a limited amount of additional capacity in the system after these commitments are satisfied. The formal constraint can now be rescinded.

Forfar

- 4.13 There has been a formal constraint in Forfar since 1994 (Report No. 744/94 to Tayside Regional Council's Planning Committee refers). Over the intervening period, investment has been made in replacing the Waste Water Treatment Plant at Orchardbank and improvement to the sewerage network through implementation of Phases 1 and 2. This effectively frees large parts of the town from the existing constraint.
- 4.14 Given the above circumstances it is recommended that the formal constraint be removed in part and that the remaining area affected and terms of the revised constraint be agreed as set out in Appendix 3.

Carnoustie

- 4.15 A drainage constraint has been in force in Carnoustie since 1990 (Report No. 354/90 to Tayside Regional Council's Planning Committee refers) with an amendment to the development control procedures approved in 1992, and again by Angus Council in 1997 (Report No. 340/97 refers).
- 4.16 While recent investment in the Tay Waste Water Project will assist in relieving part of the Carnoustie constraint, the town will continue to have areas affected by internal pipe capacity constraints which will require additional investment.

- 4.17 However, opportunity can now be taken to amend the previous constraint to focus on that part of the town where difficulties will persist. Accordingly, it is recommended that the constraint be removed in part and that the remaining area affected and the terms of the revised constraint be agreed as set out in Appendix 4.

5 FINANCIAL IMPLICATIONS

- 5.1 There are no direct financial implications arising from this report

6 HUMAN RIGHTS IMPLICATIONS

- 6.1 There are no human rights implications arising from this report.

7 CONSULTATION

- 7.1 The Chief Executive, Director of Finance and Director of Law and Administration have been consulted during preparation of this report.

8 CONCLUSION

- 8.1 Recent investment made by NoSWA within the Angus area will assist in enabling the development strategy outlined in the Adopted Angus Local Plan to proceed timeously and allow formal drainage constraints to be removed in whole or part at Letham, Murhead and Birkhill, Forfar and Carnoustie.
- 8.2 The Indicative Needs Profile 2001-2010 prepared recently by NoSWA outlines the timing of investment for Angus projects in the period up to 2010. This raises concern at the deferral of projects planned for Kirriemuir and Forfar and the continued absence of specific projects at Hillside and Glamis.

NOTE

The following background paper, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

- Angus Local Plan (Adopted November 2000).

AA/GDP/KMcG/KW
14 January 2002

Alex Anderson
Director of Planning and Transport

APPENDIX 1

LIST OF PROJECTS IDENTIFIED NoSWA INDICATIVE NEEDS PROFILE 2001-2010 (ANGUS)

Project Name	Possible Start Date
Category 1 : Achievement of Water Quality Improvements	
Glen Ogil WTW	2007/08
Loch Lee (Whitehillocks) Refurbishment	2006/07
Category 2 : Cleaning up Rivers, Lochs and Beaches	
Auchterhouse WWTP	2003/04
Balhall (Menmuir) ST	2004/05
Balkeerie WWTP	2003/04
Brechin Sewerage Improvements and CSO's	2001/02
Forfar Phase 1 & 2 UWWTR Requirements	-
Kirriemuir WWTP	2003/04
Letham WWTP	2001/02
Lochty WWTP	2004/05
Monikie WWTP	2003/04
Montrose WWTP	2001/02
Newbigging WWTP	2003/04
Newtyle WWTP	2003/04
Redford WWTP & Collection System	2004/05
Wellbank	2004/05
Category 3a : Renewing and Upgrading – Water	
Backwater Reservoir – Repairs	2001/02
Edzell – Gannoch Replacement Reservoir	2001/02
Lintrathen Reservoir – Safety	2001/02
Lochlee (Whitehillocks) WWTW Refurbishment Phase 2	
Dundee – Duplication of Lintrathen – Clatto Trunk Main	2002/03
Category 3b : Renewing and Upgrading – Wastewater	
Arbroath – Cairnie Street Sewer Renewal	2001/02
Auchterhouse PS	2001/02
Brechin Primary Tank Air Lift	2001/02
Brechin WWTP	2006/07
Carnoustie – East Haven, Carnoustie	2001/02
Craig New Access Bridge	2001/02
Forfar Phase 3 – Storm Tanks	2005/06
Forfar Sludge Tank Mixer	2001/02
Kirriemuir Den Relief Sewer	2001/02
Letham Trunk Sewers	2001/02
Marywell Pumping Station	2001/02
Monifieth – Milton Mill Coastal Protection	2001/02
Muirhead, Birkhill and Liff Transfer	2001/02
Tealing WWTP – Pump to Dighty	2006/07

Project Name**Possible
Start Date****Category 4b : New Public Wastewater Collection and Treatment**

Balkeerie, Bridgefoot (Rosemill area), Bridgend of Lintrathen, Caldhome, Colliston, Craigton of Monikie, Douglastown, Eassie (Balkeerie), Finavon, Fowlis Easter, Glenisla, Guthrie, Kellas, Kingoldrum, Kirkinch, Leysmill, Little Brechin, Lundie, Memus, Milton of Ogilvie, Newbigging (by Tealing), Oathlaw, St Vigean, Tealing, Westhall Terrace, Whigstreet and Woodville Feus (Arbroath)

All projects post
2009/10

- WTW – Water Treatment Works
- WWTP – Waste Water Treatment Plant
- ST – Septic Tank
- PS – Pumping Station

APPENDIX 2

ADOPTED ANGUS LOCAL PLAN – (NOVEMBER 2000) INFRASTRUCTURE, ENERGY AND COMMUNITY SUPPORT SERVICES POLICY INF 1 : DRAINAGE INVESTMENT PRIORITIES

Angus Council will liaise and co-operate with NoSWA to secure implementation of the Local Plan strategy. Angus Council will continue to encourage NoSWA to make appropriate and timeous investment in Angus to remove drainage constraints from towns and villages. Priority for investment in accordance with development proposals in this Local Plan should be given to:-

- (a) the construction of waste water treatment plants associated with (Forfar) Arbroath, Carnoustie, Monifieth and Montrose;
- (b) drainage schemes for (Muirhead/Birkhill) and Auchterhouse identified in the 1998-2001 Infrastructure Projects Plan;
- (c) other settlements where investment is required to free sites identified for housing and/or industrial purposes to meet local needs including Brechin, Kirriemuir and the villages of Glamis, Hillside, Inverkeilor, Letham, Newtyle, Monikie, and Wellbank.

Note: Settlements in (brackets) contain projects completed during 1999/2000

APPENDIX 3 : FORFAR DRAINAGE CONSTRAINT

Following discussion with NoSWA the terms of the proposed amended drainage constraint for Forfar are set out below. The revised area affected by the proposed constraint is delineated on Map 1.

1. Proposals already issued with Planning Consents

- (a) It will normally be acceptable to develop sites where proposals would not significantly increase existing loading on the sewerage network or wastewater treatment infrastructure, as determined by NoSWA and allowed for when planning consent was granted.
- (b) Applications for 'change of use' at sites with consented proposals will normally be acceptable where the proposal would not significantly increase anticipated loading on the sewerage network or wastewater treatment infrastructure, as determined by NoSWA and allowed for when planning consent was granted.

2. Proposals without Planning Consents

- (a) Applications for industrial, business, commercial and other economic development opportunities, compatible with Development Plan guidelines or other approved Angus Council policy, would normally be acceptable where the proposed development involved a "dry" process or would not significantly increase the existing loading on the sewerage network or wastewater treatment infrastructure, as determined by NoSWA. Proposals for processes involving water usage would not normally be acceptable.
- (b) Applications for community facilities (for example, doctors' surgeries, libraries, community halls, residential homes for the elderly, infirm or disabled, etc.) would normally be acceptable where there is an established need for the facility as determined by Angus Council in consultation with NoSWA.
- (c) Minor extensions to existing domestic and commercial properties (hotels, shops, etc.) already connected to the public drainage system would normally be acceptable. NoSWA when considering the proposed increase of loading on the sewerage network or wastewater treatment infrastructure will advise on the acceptability of extensions.
- (d) Redevelopment of a site will normally be acceptable where the existing development has a connection to the public drainage system and where the proposal would not significantly increase existing loading on the sewerage network or wastewater treatment infrastructure, as determined by NoSWA.
- (e) Where proposals require new connections to the public drainage system or involve increased discharge to the system, other than any proposals acceptable above, Angus Council would normally refuse planning consent due to lack of capacity in the sewerage network or ability of the treatment infrastructure to meet the loading demand.

3. All Development Proposals

In the interests of best management practices, the attention of all planning applicants is drawn to the following:

- (a) The desirability of reducing loading on the sewerage network and wastewater treatment infrastructure as far as possible.
- (b) Where possible, developments will be drained by means of separate collection system: surface water run-off must not discharge to foul sewers.

APPENDIX 4 : CARNOUSTIE AND BARRY DRAINAGE CONSTRAINT

Following discussion with NoSWA the terms of the proposed amended drainage constraint for Carnoustie and Barry are set out below. The revised areas affected by the proposed constraint are delineated on Map 2.

1. Proposals already issued with Planning Consents

- (a) It will normally be acceptable to develop sites where proposals would not significantly increase existing loading on the sewerage network or wastewater treatment infrastructure, as determined by NoSWA and allowed for when planning consent was granted.
- (b) Applications for 'change of use' at sites with consented proposals will normally be acceptable where the proposal would not significantly increase anticipated loading on the sewerage network or wastewater treatment infrastructure, as determined by NoSWA and allowed for when planning consent was granted.

2. Proposals without Planning Consents

- (a) Applications for industrial, business, commercial and other economic development opportunities, compatible with Development Plan guidelines or other approved Angus Council policy, would normally be acceptable where the proposed development involved a "dry" process or would not significantly increase the existing loading on the sewerage network or wastewater treatment infrastructure, as determined by NoSWA. Proposals for processes involving water usage would not normally be acceptable.
- (b) Applications for community facilities (for example, doctors' surgeries, libraries, community halls, residential homes for the elderly, infirm or disabled, etc.) would normally be acceptable where there is an established need for the facility as determined by Angus Council in consultation with NoSWA.
- (c) Minor extensions to existing domestic and commercial properties (hotels, shops, etc.) already connected to the public drainage system would normally be acceptable. NoSWA when considering the proposed increase of loading on the sewerage network or wastewater treatment infrastructure will advise on the acceptability of extensions.
- (d) Redevelopment of a site will normally be acceptable where the existing development has a connection to the public drainage system and where the proposal would not significantly increase existing loading on the sewerage network or wastewater treatment infrastructure, as determined by NoSWA.
- (e) Where proposals require new connections to the public drainage system or involve increased discharge to the system, other than any proposals acceptable above, Angus Council would normally refuse planning consent due to lack of capacity in the sewerage network or ability of the treatment infrastructure to meet the loading demand.

4. All Development Proposals

In the interests of best management practices, the attention of all planning applicants is drawn to the following:

- (a) The desirability of reducing loading on the sewerage network and wastewater treatment infrastructure as far as possible.
- (b) Where possible, developments will be drained by means of separate collection system: surface water run-off must not discharge to foul sewers.