

ANGUS COUNCIL

DEVELOPMENT CONTROL COMMITTEE

13 MARCH 1997

**SUBJECT: CARNOUSTIE DRAINAGE EMBARGO
REVISION OF CONDITIONS**

REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT

Abstract: The North of Scotland Water Authority has consulted Planning officials with a view to bringing the conditions of the Carnoustie drainage embargo in-line with those operating in Forfar and Letham. This report presents the proposed amended conditions.

1 RECOMMENDATION

It is recommended that the Committee adopts the guidelines suggested by NOSWA for relaxing the drainage embargo in operation in Carnoustie.

2 INTRODUCTION

2.1 For a number of years a fairly stringent drainage embargo has been in place in Carnoustie. The provision of a new wastewater treatment plant is now proceeding towards commencement of construction and some additional treatment is to be applied to the current waste in the meantime.

2.2 These two factors mean that NOSWA has been able to review the current terms of the embargo with a view to bringing Carnoustie more in-line with the conditions applying to Forfar and Letham.

3 REVISED CONDITIONS

3.1 The revised guidelines allow for a greater degree of flexibility, for instance in permitting various community facilities and "dry" process industries, etc.

3.2 The conditions have been prepared in consultation with the Planning officials and are therefore fully supported.

3.3 The revised guidelines suggested by NOSWA are as follows:-

3.4 Sites Already Having Planning Consent

(I) Angus Council be advised that the North of Scotland Water Authority (NOSWA) would have no objection in principle to the development of these sites, subject to no significant increase as determined by the Regional Director, Tayside of NOSWA, in the level of drainage discharge allowed for when consent was granted; and

- (II) On sites where planning permission already exists for one form of development, proposals for other uses, in addition to (I) and (II) below, will be acceptable provided there is no increase in the level of anticipated discharge.

3.5 Proposals Not Already Having Planning Consent

- (I) Angus Council be advised that applications for industrial, business and commercial development or other economic development opportunities compatible with Development Plan guidance or other approved Council policy will be acceptable where the proposed development involves a "dry" process. Proposals for processes involving water usage will not normally be acceptable;
- (II) Applications for community facilities (e.g. doctors surgeries, libraries, churches, community halls, residential homes for the elderly, infirm or disabled, etc.) will normally be acceptable;
- (III) Small domestic extensions to existing properties which are already connected to the public drainage system would normally be acceptable;
- (IV) Redevelopment will be permitted on the same site where the existing development has a connection to the public drainage system, and where the proposals would not significantly increase the existing loading on the drainage system from that site, as determined by the Regional Director, Tayside of NOSWA.

3.6 Proposals Requiring New Connections

- (I) Angus Council be advised that where proposals require new connections to the public drainage system or involve intensification of discharge to the system, other than those proposals considered to be acceptable to the Regional Director, Tayside of NOSWA in (I), (II) and (III) above, the Authority would normally request that these applications be refused due to the lack of capacity at the wastewater treatment plant.

3.7 All Development Proposals

- (I) Angus Council be advised that in the interests of limiting possible increases in the flows of the drainage system, the attention of developers is drawn to the desirability of reducing, as far as possible, discharges to the main drainage network.
- (II) For all new planning consents, the site will be drained by means of a separate system, i.e. surface water run off will not be permitted into foul sewers.
- (III) In cases where planning consent already exists it is expected that where possible the site will be drained on a separate system.

4 **FINANCIAL IMPLICATIONS**

- 4.1 There are no significant financial implications.

5 CONSULTATION

- 5.1 The Chief Executive, Director of Law and Administration and the Director of Finance have been consulted in the preparation of this report.

6 CONCLUSION

- 6.1 These revised conditions will provide equal treatment to all the settlements in Angus affected by a formal drainage embargo and will permit for some developments currently prohibited in Carnoustie.

NOTE

No background papers, 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.

AA/JJ/KW
27 February 1997

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