



SUPPORTING STATEMENT

Application Site:	Insch Wastewater Treatment Works (WwTW), Insch, AB52 6LJ
Application Description:	Installation of new sludge tank
Date:	09 October 2023

1.0 PROJECT DESCRIPTION

The existing sludge conditioning and holding tanks at Insch WwTW are no longer functioning correctly. It is proposed to utilise the existing sludge holding tank as a single sludge holding and liquor return tank and to demolish the existing sludge thickener tanks and ancillary infrastructure. The access stairs and platform to the sludge holding tank will be modified and sludge liquor decant pipework and return pumping station will be required. Existing odour control will be retained.

2.0 PROPOSED DEVELOPMENT

2.1 Site Description

Insch WwTW is situated to the east of Insch and south east of Drumrossie House (National Grid Reference: NJ 64112 27931). It lies within an area of woodland surrounded by agricultural land. The Shevock burn runs to the north west of the site. All new plant will be located within the existing WwTW boundaries. The closest residential properties are around 300m away. There are no natural heritage designations on the site. There are no built heritage designations on the site but Drumrossie House and stables to the north west are listed buildings. There is an area of vegetation at the northern edge of the development site (see photograph below). The Shevock burn is shown on the indicative SEPA 1:200 year flood risk maps as flooding locally but the sludge tanks are outwith this area.

2.2 Planning Application

The planning application comprises the following:

- Sludge holding tank access stairs and platform;
- Decant pipework to sludge holding tank;
- 2 no. duty/standby pumps on skid;
- New 4m high lighting column.

2.3 Permitted Development

As a statutory undertaker, Scottish Water benefits from 'Permitted Development' rights under Class 43A of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended. As a result below ground pipework and pumping station and the new 3m by 1m by 2m high control kiosk for the pumping station do not require planning consent. Additionally, demolition of the two existing sludge thickener tanks and associated access platform does not require consent.

3.0 PLANNING POLICY

3.1 National Planning Policy

National Planning Framework 4, 2023 (NPF4) sets the context for development planning in Scotland and provides a framework for the spatial development. There is a strong emphasis on sustainability including reducing greenhouse gas emissions, improving biodiversity and rural revitalisation. Policy 29, Rural Development, seeks to encourage rural economic activity, innovation and diversification and states “ *a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:... v. essential infrastructure;..... b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area.*” The aim of this proposal is to enable the continued effective operation of the existing essential infrastructure at Inch WwTW. The proposals involve the repurposing of an existing tank and demolition of two other tanks together improving the visual appearance of the works.

3.1 Development Plan

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the proposed development stands to be determined against the policies contained within the development plan, unless material considerations indicate otherwise. The extant local development plan for the site is the Aberdeenshire Local Development Plan 2023. Inch WwTW lies outwith the settlement boundary and has no specific designations other than being within a preferred area for woodland creation. The settlement statement acknowledges that there is currently sufficient capacity at Inch WwTW.

Policy P1 'Layout, Siting and Design' will apply which promotes distinctive, safe and pleasant, welcoming, adaptable, efficient and well connected places and biodiversity enhancement. All the work tanks place within the existing WwTW boundaries. The design maximises use of existing site infrastructure to create an efficient solution and involves repurposing one existing tank and removing two others along with their access platforms which will improve the visual appearance of the site. There is existing vegetation to the north of the site and one small birch tree requires to be removed and adjacent vegetation trimmed. In relation to amenity, the pumps will be in acoustic enclosures. The existing odour control system for the site will be retained and modified to reflect the proposed changes. The new lighting will be directed into the site. A core path runs to the south of the WwTW, crossing the access track, and this will be kept open during construction.

Policy R2 'Development Proposals Elsewhere in the Countryside' also applies which states “*Siting and design of any new development will be a primary consideration as well as compliance with other relevant policies. The reuse of brownfield land will always be preferred*”

over greenfield land.” And “In the accessible and remote rural areas outwith the green belt and coastal zone we will permit small-scale development that would be compatible with the location being in the green belt as listed under R1.2.” The proposal is to modify infrastructure within an existing site that is essential infrastructure under policy R1.2 so is in accordance with this policy.

Whilst parts of the site are identified in the SEPA 1:200 year flood risk maps as being at risk of flooding from the adjacent The Shevock burn, the area occupied by the tanks is outwith this. Existing drainage arrangements on the site will be retained.

4.0 CONCLUSION

In conclusion, the wastewater treatment works is being modified within its existing boundaries to ensure its continued efficient functioning. The proposal is in accordance with national and local planning policy.

Application Documents:

Drawings:

5279480000-RSE-ZZ-ZZ-DR-T-000001 Location Plan

5279480000-RSE-ZZ-ZZ-DR-T-000002 Existing Site Layout

5279480000-RSE-ZZ-ZZ-DR-T-000003 Proposed Site Layout

5279480000-RSE-ZZ-ZZ-DR-T-000004 Existing Site Elevations Sheet 1 of 2

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5279480000-RSE-ZZ-ZZ-DR-T-000006 Proposed Site Elevations Sheet 1 of 2

5279480000-RSE-ZZ-ZZ-DR-T-000007 Proposed Site Elevations Sheet 2 of 2

Fee: A fee of £500 for was paid by BACS transfer on 04/10/2023

Photograph of existing sludge tank with vegetation and small birch tree to be removed:

