



SUPPORTING STATEMENT

Application Site: **Stirling Wastewater Treatment Works**

Application Description: Installation of MCC Kiosk

Grid Reference: NS 76674 83725

Date: April 2023

1.0 PROJECT DESCRIPTION

Scottish Water (SW) require to carry out works to the Stirling Wastewater treatment works (WwTW) which is a large sewage treatment works located in Springkerse Industrial Estate, around 1km east of Stirling town centre.

Following a recent physical condition survey, which includes consideration of the obsolescence of equipment in relation to future maintenance, a decision was taken to replace two Motor Control Centres (MCCs). This project will ensure the functionality of the treatment process with the installation of one new MCC kiosk.

2.0 PROPOSED WORKS

2.1 Planning Application

Stirling Wastewater Treatment Works lies between the River Forth to the north and Forthside Way to the south at (Grid Ref: NS 80872 93408). The WwTW are set behind a screen of trees and shrubs which surround the works. Stirling Albion Stadium lies to the east, beyond a band of greenspace, the industrial estate lies to the south and west across Forthside Way and beyond the river to the north, lies open pasture.

The site area is 38.5 m² and lies wholly within the existing treatment works, within the ownership of Scottish Water, to the southeast corner of the site.

Scottish Water, as a statutory undertaker, benefits from a degree of permitted development, under Class 43A - Sewage Undertakings, of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended (GPDO, however, the proposed kiosk is over the allowance of 6 cubic metres (3 metres x 2 metres x 1 metre) and therefore requires planning permission.

- The kiosk will be 4.22 metres x 3.82 metres x 2.87 metres high which equates to 46.3 cubic metres.

3.0 PLANNING POLICY

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 development plan for the area is the National Planning Framework 4 (NPF4) and the adopted Stirling Local Development Plan 2018 (LDP).

3.1 Development Plan

The existing treatment works is designated as a Waste Facility in the LDP and is within the boundary of an Historic Battlefield Site (Bannockburn). There are no other historic or environmental designations affecting the site. According to SEPA Flood Maps the works are not within a flood risk area. The works are within a Development High Risk Area for coal mining according to The Coal Authority.

Based on the nature of the proposal and the designations the national and local development plan policies which are applicable to the proposal are listed below. Consideration of the proposal against these policies is covered in Section 3.2 below.

NPF4:

Policy 3: Biodiversity *“To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.”*

Policy 7: Historic assets and places sets out *“... j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.”*

Policy 18: Infrastructure First sets out to *“encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.”*

LDP:

Overarching Policy *“supports good quality development, in the right place, that meets the community’s needs (social, economic and environmental), in order to contribute positively to the creation of vibrant, mixed and healthy communities.”*

Primary Policy 1: Placemaking seeks to secure development which is designed and sited in relation to the character and amenity of the location, have regard to landscape character, reduce the need to encroach on greenfield land, safeguard the built and natural heritage of the area and have minimal adverse impact on air quality.

Policy 1.1: Site Planning sets out that *“All new development, including alterations and extensions to existing buildings, are required to contribute, in a positive manner, to quality of the surrounding built and natural environment.”*

Primary Policy 3: Provision of Infrastructure supports ... *“Management and enhancement of existing infrastructure, and reducing the demands for new infrastructure will be the preferred approach in supporting the implementation of the Spatial Strategy.”*

Policy 6.1 Waste Management Infrastructure seeks to ... *“(b) Existing waste management infrastructure, as identified on the proposals maps will be safeguarded from incompatible development, including adjacent development that is likely to be incompatible with the use of the waste management facility for reasons such as noise, odour, hours of operation etc.”*

Policy 7.8: Development affecting Battlefields, Gardens and Designed Landscapes ... *“(a) Development which would have a significant adverse effect upon ... the Inventory of Historic Battlefields will not be supported unless it can be demonstrated that the overall integrity and character of the battlefield area will not be compromised.”*

Policy 8.1: Biodiversity Duty *“(a) All development proposals will be assessed for their potential impact upon biodiversity.”*

Primary Policy 11: Minerals and Other Extractive Industries *“(a) Development will not generally be supported if it sterilises, degrades or otherwise makes unavailable, workable mineral deposits such as coal, sand, gravel and hard rock or coal bed methane reserves which are of economic or conservation value.”*

3.2 Response to Development Plan Policy

The proposed kiosk is required to ensure the continued and efficient operation of the wastewater network. It is acknowledged that policies at both national and local level generally seek to protect essential infrastructure.

The kiosk will be within the curtilage of the existing operational works and will be of GRP construction finished with satin gelcoat coloured ‘Hollybush’ green, see colour below.



Views of the kiosk will be screened from outside of the works by existing boundary planting and if visible, through any gaps in the vegetation, will be subordinate to and within the context and backdrop of existing structures within the works.

The kiosk is proposed on a vacant patch of rough grass with limited amenity, biodiversity or ecological value. However, before any works are undertaken an ecology check will be carried out and depending on the time of year, this will include a check for nesting birds. If there is any evidence found, appropriate precautions will be employed during the installation of the kiosk.

In relation to potential coal mining and associated risk, this proposal is a very small footprint within a larger operational site. Furthermore, a Mining Stability Report including Coal Mining Risk Assessment was carried out in January 2021 in relation to a larger scheme of works relating to the existing treatment works. It concluded that the treatment works were minerally stable.

In relation to the Historic Battlefield designation, given that the kiosk is proposed within the curtilage of an existing works which includes significantly disturbed soils, it is considered that the likelihood of encountering any previously undiscovered archaeology is nominal.

4.0 Conclusion

In summary, these works are essential to enable Scottish Water to maintain effective operation of the wastewater treatment works. The works are relatively minor in relation to the size of the existing operational works and is unlikely to be viewed from outwith the facility. Overall national and local planning policy is supportive of essential infrastructure development where other policies are also complied with. Scottish Water consider that this proposal is aligned with, and in accordance with planning policy.

Additional Application Documents:

Drawings:

5000002828-WW-DRA-04219000-0A Location Plan
5000002828-WW-DRA-04219001-0B Proposed Site Layout
5000002828-WW-DRA-04219002-0B Proposed Kiosk, Plan and Elevations
5000002828-WW-DRA-04219003-0A Existing Site Plan

Fee: £500.00 Plus advert fee £144.70, payment will be made via BACS on 25/10/2023.