



SUPPORTING STATEMENT

Application Site: **Plean Wastewater Treatment Works (WwTW),
Bruce Street, Plean**

Application Description: **Installation of MCC Kiosk, Chemical Dosing
Kiosk and Eye Wash Station**

Date: **October 2023**

1.0 PROJECT DESCRIPTION

This project is one of a programme of works to increase capacity in the sewerage network. Scottish Water requires to carry out works at Plean Wastewater Treatment Works (WwTW) in order to accommodate the anticipated level of development growth within the catchment. This element of the project will enable development flows to be transferred from Plean WwTW to Cowie WwTW. The programme of works includes a pipeline between Plean and Cowie WwTWs which has been screened for EIA. As it has been confirmed that an EIA is not required, the pipeline is considered to be permitted development and therefore has been dealt with under separate correspondence and does not form part of this application submission. This proposal is for associated above ground equipment and kiosks.

2.0 PROPOSED WORKS

2.1 Site Description

Plean WwTW is located approximately 350metres to the east of Plean village (National Grid Reference: NS 284144 , 687040), lying immediately southwest of the M9, with open space and parkland to the west and open countryside to the south and southwest. The WwTW is accessed off Bruce Street, a residential street which reduces to a single track on approach to the works through the open space/ park area.

The site area of the proposal is 550 m² and lies to the southwest corner of the existing works site. The proposed equipment will be wholly contained within the operational boundary of the WwTW on a patch of brownfield land used for vehicle turning.

2.2 Planning Application

Although Scottish Water, as a statutory undertaker, benefits from a degree of permitted development, some elements of the works fall outwith the scope of Class 43A of the Town

and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended (GPDO), and therefore require planning permission.

The planning application therefore comprises the following works:

- MCC (Motor Control Centre) Kiosk: 5.9 metres x 2 metres x 2.7 metres
- Chemical dosing kiosk: 3.284 metres x 2.48 metres x 2.95 metres
- Emergency safety shower and eye bath: 1.005 metre x 0.904 metres x 3.59 metres

2.3 Permitted Development

The remaining elements of the works are considered to be permitted development therefore please accept this as notification of the works under Class 43A (2) of the GPDO for:

- Associated below ground: sewer pipework, structures, cable and ducts
- Hammerhead (being not above ground level and required in connection with the provision of associated apparatus)

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 Stirling Local Development Plan, 2020 (LDP).

3.1 Development Plan

3.1.1 NPF4

The policy below is applicable to the proposal, and consideration of the proposal against this policy is covered in Section 3.2 below.

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

3.1.2 Stirling Local Development Plan, 2018 (LDP)

Plean WwTW is covered by Stirling Local Development Plan, 2018 (LDP). According to the LDP the site is outwith the settlement boundary, within the countryside. The land immediately south of the WwTW is allocated for housing (H069 Cushenquarter – for a total 500 units). The land to the west and north is also in the countryside. There are no sensitive or statutory historic or environmental designations affecting the site. According to the SEPA Flood Map the site is not at risk of flooding and although the works are within a Coal Mining

Reporting Area, according to the Coal Authority Website, it is not within a Development High Risk Area.

The following LDP policies are relevant to the proposal and will be discussed further in Section 3.2 below:

PE18 Landscape

The council seeks to protect and enhance landscape character and enhance landscape quality.

P20 Trees, Woodland and Hedgerows

There is a presumption against the removal of safe and healthy trees, where such removal would be detrimental to landscape, local amenity, nature conservation, recreation or historic environment interests, or erosion and natural flood management.

IR15 Mineral Resources

The sterilisation through development of mineral resources which are likely to be capable of environmentally acceptable extraction will not be permitted.

3.2 Response to policies

Essential Infrastructure: Overall, the proposal has the purpose of ensuring the sewerage network has the capacity to accommodate growth within the area. Furthermore, there is a locational requirement for the equipment to be positioned in this particular position within the existing works thereby putting infrastructure first principles into practice.

Landscape and Visual Impact: The works are currently surrounded by intermittent tree and shrub belts with open countryside beyond with the exception of the northeastern boundary where the existing works are visible from the M9 motorway. The kiosks and equipment will however be on the far side of the works from the motorway. The adjacent topography and site levels, along with the landscaping along the boundaries, the oblique angle of the works to the motorway and speed of passing traffic will mean that any potential views of the development by motorists will be significantly limited.

The closest existing residential properties lie approximately 340metres to the west, beyond the open space. The local topography and landscaping limit views into the site from the residential properties and any potential visual impact from these kiosks is considered to be nominal.

There are however proposals for a housing development immediately adjacent to the works which has received planning permission in principle under planning reference 19/00490/PPP. The indicative masterplan accompanying the application indicates a screen landscape buffer strip or green settlement edge between the WwTW and the housing. Therefore, the proposal for these kiosks and other above ground equipment will be screened from view from the proposed residential properties.

Trees and Ecology: As the proposal will be on a vacant, brownfield area within the existing works it is not part of the proposals to work close to, or impact on any trees.

A precautionary approach will be taken in relation to ecology and although the risk is considered to be low, a pre-start check for protected species, ground nesting birds and Invasive Non-Native Species (INNS) will be carried out. Should any evidence be found, appropriate mitigation measures will be put in place.

Coal Mining: Given that the proposal lies wholly within the existing curtilage of the works, although it lies within a coal mining reporting area, there is no net detriment in relation to sterilisation of natural resources. The site is not within a Development High Risk Area therefore it is not anticipated that a Coal Mining Risk Assessment will be required.

4.0 CONCLUSION

This proposal is required as part of a suite of upgrade works to enable growth in this area therefore, without this necessary upgrade of the sewerage network, the delivery of the housing and other developments within the Plein catchment could be constrained or delayed. This proposal is considered to be in accordance with policy.

Additional Application Documents:

Drawings:

5206850000-CWA-XX-XX-DR-C-710001 Location Plan
5206850000-CWA-XX-XX-DR-C-710002 P01 Site Plan
5206850000-CWA-XX-XX-DR-C-720001 P01 Planning Application Elevations
5206850000-CWA-XX-XX-DR-C-750001 P01 MCC Kiosk General Arrangement
5206850000-CWA-XX-XX-DR-C-750002 P01 Dosing Kiosk General Arrangement
5206850000-CWA-XX-XX-DR-C-750003 P01 Emergency Eye Wash General Arrangement

Fee: A fee of £ 500 based on £500 per 0.1Ha for a 0.05 Ha site along with an advert fee of £144.70 will be paid by BACS transfer.