



Mr George Clarke
Todd and Duncan,
Lochlevin Mills,
Kinross,
KY13 8DH.

Ref: 122231/14

01 November 2023

Planning Permission in Principle for Todd and Duncan

Support Statement

Todd & Duncan have been in existence 156 years and have operated from this site for 126 years since 1897. Todd & Duncan are currently the largest employer in the locality employing 200 people.

Todd & Duncan are well known as the world's leading spinner of high quality cashmere and lamb's wool yarns serving the world's leading Fashion Houses and Designer Brands and remain as the only commercial spinner of cashmere yarn in Scotland, maintaining our location is crucial for the heritage of the business and to protect the employment of 200 local employees.

Further investment to future proof the business for the next generations is restricted with the current building stock and expansion plans are underway to develop the existing site to create a modern, industry leading and energy efficient spinning facility.

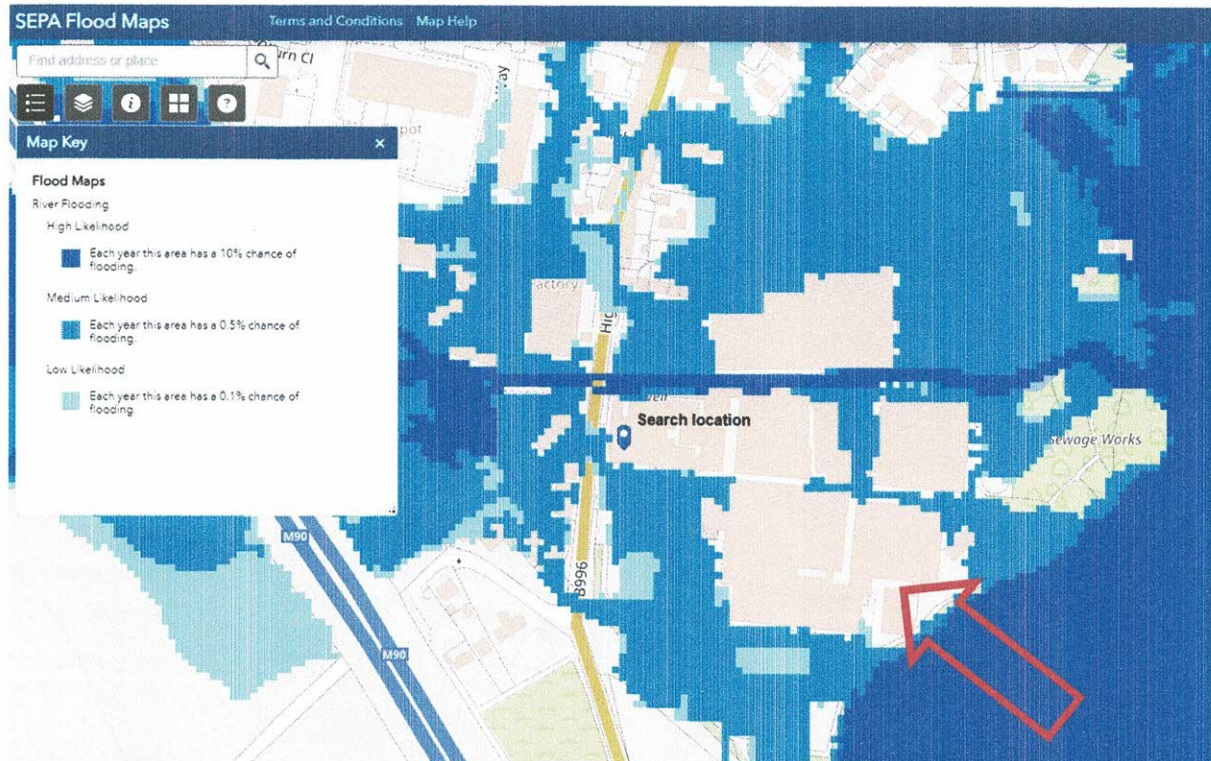
The current building stock is generally formed from steel framed structures with walls formed from a combination of masonry cavity walls and solid masonry walls with un-insulated roof panels. The stock comprises of two storey buildings where existing floor to ceiling heights are not suitable to receive new equipment to single storey structures with building heights in the region of 9000mm resulting in large volumes where temperature and humidity need to be controlled.

With the current energy situation Todd and Duncan are aiming to produce a state of the art facility, on the current site, to extend existing facilities with energy efficient buildings in an arrangement to suit new manufacturing equipment and improved production techniques.

The proposed development will comprise of single storey steel framed buildings with insulated roof and wall panels to the West and South of the existing building referenced as 055. The height of the buildings will be lower than the current building stock to minimise the energy required to maintain the controlled environment used for the manufacturing process.

The development of the site has been arranged to utilise the current hard-standing areas of the site to minimise the impact of surface water issues. A large area of existing buildings will be demolished to make way for the new development. We have estimated 14,172m² of existing buildings will be demolished within the development zone to make way for 14,002m² of replacement buildings within the development zone. Unfortunately, the setting out of the proposed buildings remove vehicle access to Building 055 and the existing Effluent Treatment Plant. The extension to the existing access road is located to a grassed area. To minimise the impact of surface water issues the new access road will be of permeable construction and an area of hardstanding outwith the development site will be reverted to a permeable surface.

The minimise the likelihood of site flooding the proposed finished floor levels to the development area will be established as 100mm higher than the existing floor levels at Building 049. Todd and Duncan advise Buildings 049 and 050 have not been flooded in the memory of current staff members. Current SEPA flood maps advise current river flooding does not extend to the levels noted between Building 049 and Building 054 with levels determined as 109.02m AOD from recent topographic surveys. Proposed ground floor levels to building within the new development will be established at 109.22m.



Extract of SEPA Flood Maps, dated 02 November 2023, with red arrow highlighting minimal chance of flooding between Building 049 and Building 054.

There are no plans to revise the perimeter treatment to the site.

There are no plans to revise the vehicle access to the site with traffic levels to remain similar to the current levels.

The surface water drainage arrangement will be modified on site to suit demolition and the new development. There will be no change to current water discharge volumes from site with current discharge points to be maintained as existing.

The foul water drainage arrangement will be modified on site to suit demolition and the new development. There will be no change to current water discharge volumes from the site with current discharge points to be maintained as existing.