

**NOTES**

**Accompanying Drawings - Scottish Water**

Drg. No. OP-WLFAF548 - Water Plan & accompanying Legend v.1.0 (attached)  
 Confirms the location of a (Scottish Water) Mains Water Supply Pipe, serving all of Suttiside Road from at least No.63a to No.81 & beyond.

**Drg. No. OP-WLFAF548 - Waste Water Plan & accompanying Legend v.1.0 (attached)**

No Sewerage, Surface Water or Combined Drainage Networks from Scottish Water are shown to serve this property (nor any other property along this short section of Suttiside Road - No.'s 63a-81).  
 This drawing does show the existence of a Combined Sewer System, but this terminates some distance away, opposite No. 63A Suttiside Road.

**Additional Site Notes**

In addition to the above, and further to an appraisal of the Site & surrounding area, this proposal also takes into consideration the location and age of this dwelling (and the many others like it) and the arrangements that are typically to be found in properties similar to this.

As such, we conclude that the current Surface-water drainage system for this and the neighbouring properties is most likely to discharge into one of the many nearby natural watercourses.

There is a dis-used well on the property, partially capped & drained into the existing Surface-water system.  
 The existence of the Mains Water Supply suggests that it is not used as a direct source of potable/drinking water and it will not be affected or altered during the proposed works.

The Site will not permit the installation of a Soakaway/Infiltration system due to the proximity of the existing trees, buildings and the boundary.

The history & suitability of the current septic tank remain un-clear. However, the Applicant has clearly stated their intention to improve the existing arrangement by seeking the authority to undertake a complete renewal & up-grade of the Foul & Waste water system. Once approved, installed & commissioned, it shall be registered with SEPA, as per the 2020 Amendments of the Controlled Activities Regulations.

**Conclusion**

It is therefore proposed to purify all of the Foul & Waste water from this property to a level high enough to satisfy the requirements & standards as set out & determined by SEPA, Scottish Water & in accordance Scottish Building Standards.

This will be achieved via a Private WWT Sequencing Batch Reactor (SBR) that will dis-charge clean out-flow into the existing watercourse, via the network of underground surface-water drainage that currently exists.

**References**

- SEPA Guidance, in particular, the Controlled Activities Regulations (CAR) - 2020 Amendments
- The Scottish Building Regulations, as amended & in particular, Standards 3.7 & 3.8.
- British Water - Flows & Loads, Codes of Practice for Private WWT systems.
- Graf - Declaration Of Performance, Test Certificate & project specific Specifications & Product Details
- Scottish Water - Utilities Plans

**PROPOSED WASTEWATER TREATMENT & DRAINAGE**

This Waste Water Treatment Plant, Run-off & Drainage system must have Planning Permission from the Local Planning Authority, an Approved Building Warrant & be both Approved by (& subsequently Registered with) SEPA and all as per the 2020 Amendments of the Controlled Activities Regulations (CAR) **PRIOR TO THE COMMENCEMENT OF ANY ON-SITE INSTALLATION.**

This wastewater system will be capable of accommodating a Maximum of 7 Inhabitants (7PE), equal to at least 1050 ltrs/day & 0.42kg BODs/day. Derived using the methodology contained within the 'British Water - Flows & Loads' guidelines.

Install, as per the accompanying project-specific Schedules & Specifications from Graf, 1 x 4800 Litre 7Pe Graf One-Advance Sequencing Batch Reactor (SBR) Gravity-fed Private Waste-water Treatment Plant with a gravity outflow discharging purified water, via a Sampling Chamber, into the existing watercourse. Post-commissioning Purification levels are shown on the Graf Declarations of Performance & Test Certificates & supporting documentation (attached).

This system should be installed in accordance with the details & specifications contained within these drawings, in addition to the Structural Engineer's calculations, specifications & details, which shall be based upon their own assessment of the of the ground conditions & Water-table levels, etc. Furthermore, the manufacturers written installation instructions & specifications must also be strictly adhered to. A Graf-certified Engineer will check & commission the system once installed, instigate the product Warranties and provide to the Householder all of the necessary documentation (including Operating Instructions & Servicing Schedules, etc).

The system must be desludged & cleaned in accordance with the Graf Operating Instructions. It must be checked & maintained, as per the Service Schedule, by a suitably-qualified person/entity and must also be made available for inspections by SEPA, upon request.

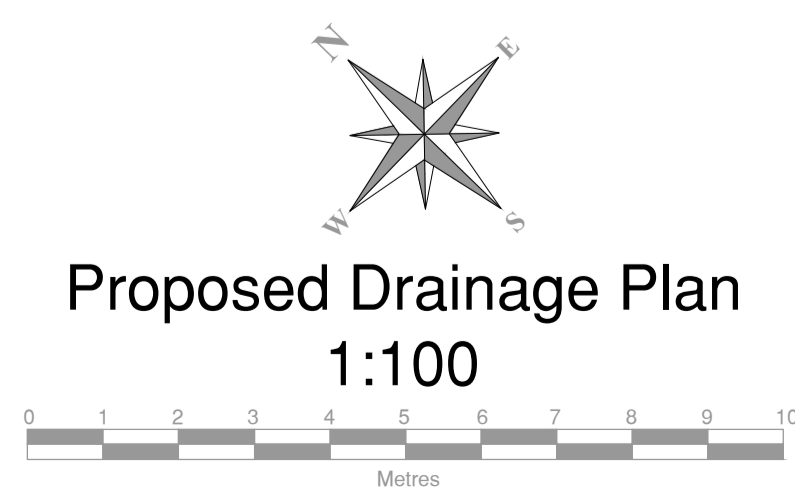
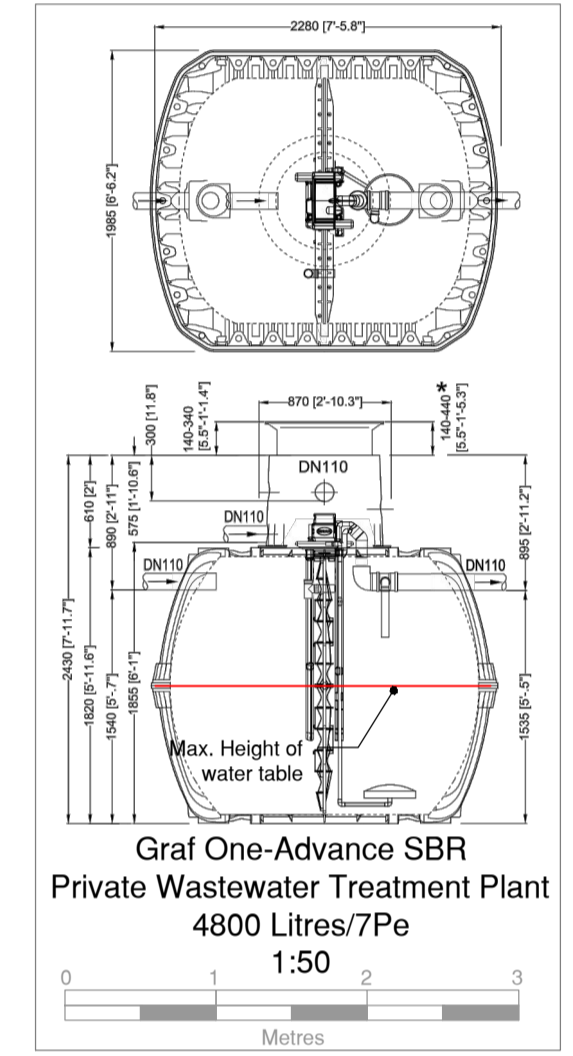
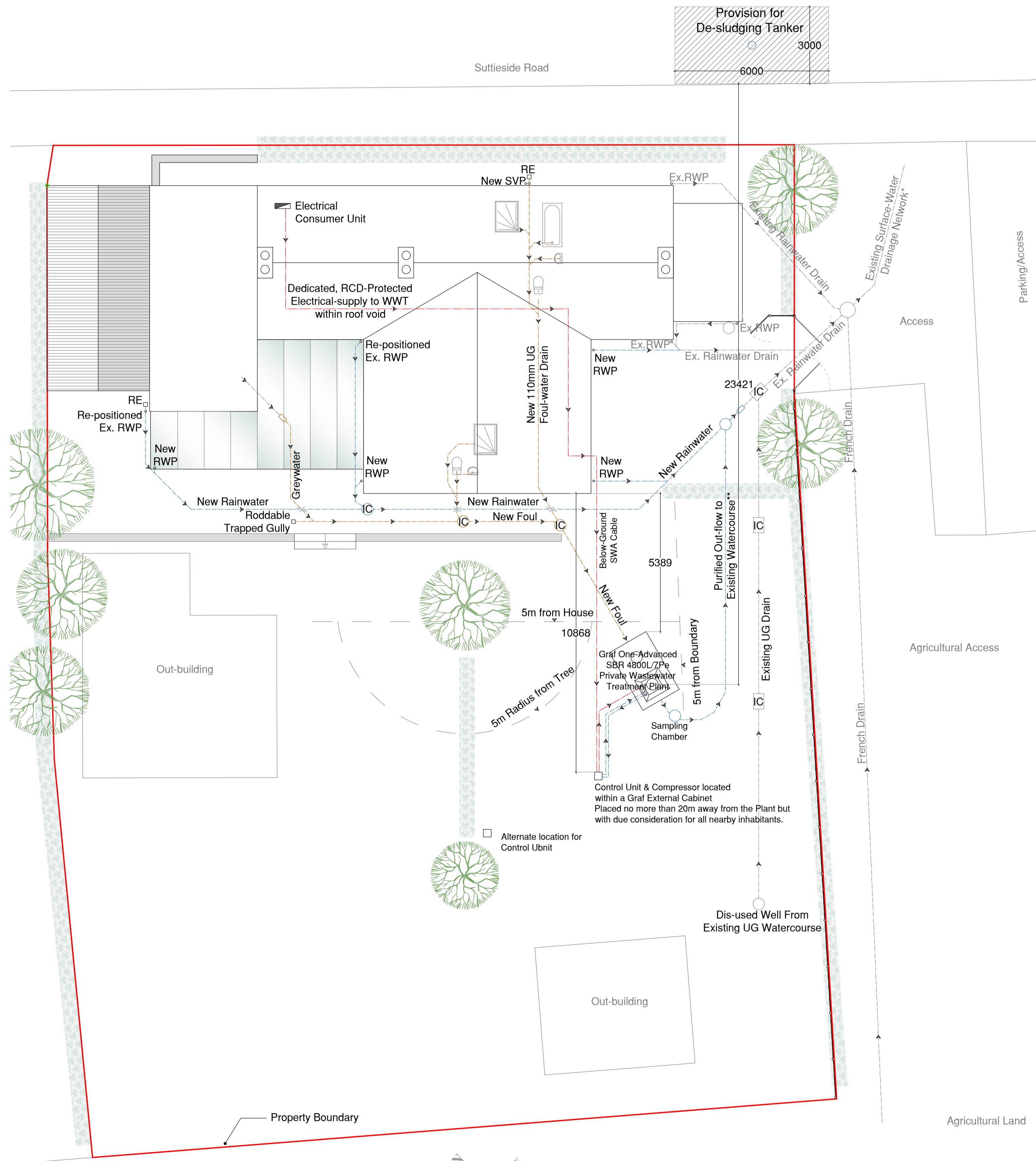
3.8.7 - A label (noted here as 'Label 1') must be displayed in the dwelling adjacent to the Electricity Consumer Unit or Mains Water stop-cock and should include the following:

'The drainage system from this property discharges to a Private Waste-water Treatment Plant which discharges into a watercourse. The owner is legally responsible for routine maintenance and to ensure that the system complies with any discharge consent issued by SEPA and that it does not present a health hazard or a nuisance.'

The Wastewater Treatment Plant must be located at least 5m away from, and down-slope of, any part of any habitable buildings & at least 5m from the Property Boundary & any Trees or Hedges & at least 4m from any other Walls or Buildings.

It must be provided with access for desludging. The desludging tanker should be provided with access to a working area that

- will provide a clear route for the suction hose from the tanker to the tank and
- is not more than 25m from the tank where it is not more than 4m higher than the invert level of the tank and
- is sufficient to support a vehicle axle load of 14 tonnes.



Revisions		

<p><b>Oak Frame Scotland</b> Design &amp; Build</p> <p>oakframescotland@outlook.com</p> <p><small>These drawings must be read as a complete set &amp; in conjunction with all of those issued from the associated Structural Engineer. All dimensions and levels must be checked on site, prior to the commencement of any work. ONLY USE FIGURED DIMENSIONS. Any discrepancies should be reported immediately.</small></p> <p><small>This drawing &amp; its contents are Copyright protected &amp; all rights are reserved. It may not be reproduced, in whole or in part, without written permission from Oak Frame Scotland.</small></p> <p><small>It may be used once for its intended purpose and only under a contract with Oak Frame Scotland.</small></p>		
Site	The Sheiling, 75 Suttiside Road Forfar, Angus DD8 3NH	
Location	E: 346428 N: 751932	
Drawn	Date	Scale
JBM	02/02/24	1:100 u.n.o
Works	Proposed Single-storey Rear Extension, Internal Alterations & Installation of Private WWT Plant	
Status	Planning Application	
Drg. Title	Proposed Drainage	
Drawing No:	3230323 - 005	Rev