

From: Mark Myles <mm@mbmplanning.co.uk>
Sent: 31 December 2013 09:24
To: CHX Planning Local Review Body - Generic Email Account
Cc: ellen@james-denholm.co.uk; Andrew Bruce Wootton
Subject: TCP/11/16 (269) - Plot at Fungarth, by Dunkeld
Attachments: 052148-DG-0001-P2.pdf; Phosphorus Mitigation Fungarth 052148.pdf

F.A.O Paula Frazer

Dear Paula

I refer to the above Local Review Body case and to your letter of 13th December 2013 enclosing copies of the additional responses received from the consultees.

In response to these comments we note that the SNH response of 5th November confirms that if the supporting drainage strategy is approved then there will be no significant impact on the SAC and therefore SNH do not object to the proposals.

I would also advise that the issues detailed in Section 1 of the SEPA response dated 19th November have since been addressed. The initial SEPA objection has been superseded by the response sent from Bruce Meikle at SEPA to Toni Coppola at Allen Gordon on 9th December (see copy email below) which confirms SEPA's objection to the proposed development has now been withdrawn.

I have also attached a copy of the agreed SEPA calculations which were approved by Bruce Meikle on the 9th December confirming that the existing 9,000 mg P/day will be significantly reduced under the proposed mitigation arrangements.

In terms of the additional comments received from the Roads Department we would respond by stating that no improvements were originally requested to the east junction. Furthermore the east access is informal and if the west junction is upgraded as requested then there may be a case for actually closing the east access. Although the east access does provide an alternative access option particularly when approaching from the east, any improvement to the visibility splay would be extremely difficult and costly due to the land form and presence of rock.

I trust this response and the additional information is helpful and will allow the LRB to consider the case at their next available meeting.

I look forward to hearing from you in due course.

Kind regards

Yours sincerely

Mark Myles

MBM Planning & Development

Algo Business Centre

Glenearn Road

PERTH

PH2 0NJ

From: Meikle, Bruce [<mailto:Bruce.Meikle@SEPA.org.uk>]

Sent: 09 December 2013 10:56

To: Toni Coppola

Cc: Planning South East

Subject: RE: Plot at Fungarth, By Dunkeld

Toni

I can now confirm that I would no longer object to the new house proposal as it appears that a new treatment plant with Phosphate reduction will be installed to treat the the existing house and the new house. This will reduce the overall loading to the catchment area.

Planning

can you withdraw objection to this now please.

Thanks.

Bruce Meikle

Environment Protection Officer

Scottish Environment Protection Agency, Strathearn House, Broxden Business Park, Perth, PH1 1RX

Tel: 01738 627989

e-mail: bruce.meikle@sepa.org.uk:

web: www.sepa.org.uk

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From: Toni Coppola [<mailto:Toni.Coppola@allengordon.co.uk>]
Sent: 05 December 2013 13:11
To: Meikle, Bruce
Cc: Andrew Bruce Wootton; ellen@james-denholm.co.uk
Subject: Plot at Fungarth, By Dunkeld

Please find attached as discussed a copy of the drainage proposals for the new plot proposed at Fungarth by Dunkeld.

I would be grateful if you could review and confirm that you are satisfied with the attached proposals. I understand SEPA have already objected to the planning application *(reference 13/00435/FLL) due to insufficient information for foul drainage and phosphorus mitigation. Assuming you accept the proposals I would be grateful if you could inform PKC that SEPA are now able to removed their objection.

Kind Regards.

Toni Coppola

Drainage & Infrastructure

Allen, Gordon & co

16 King Street

Perth

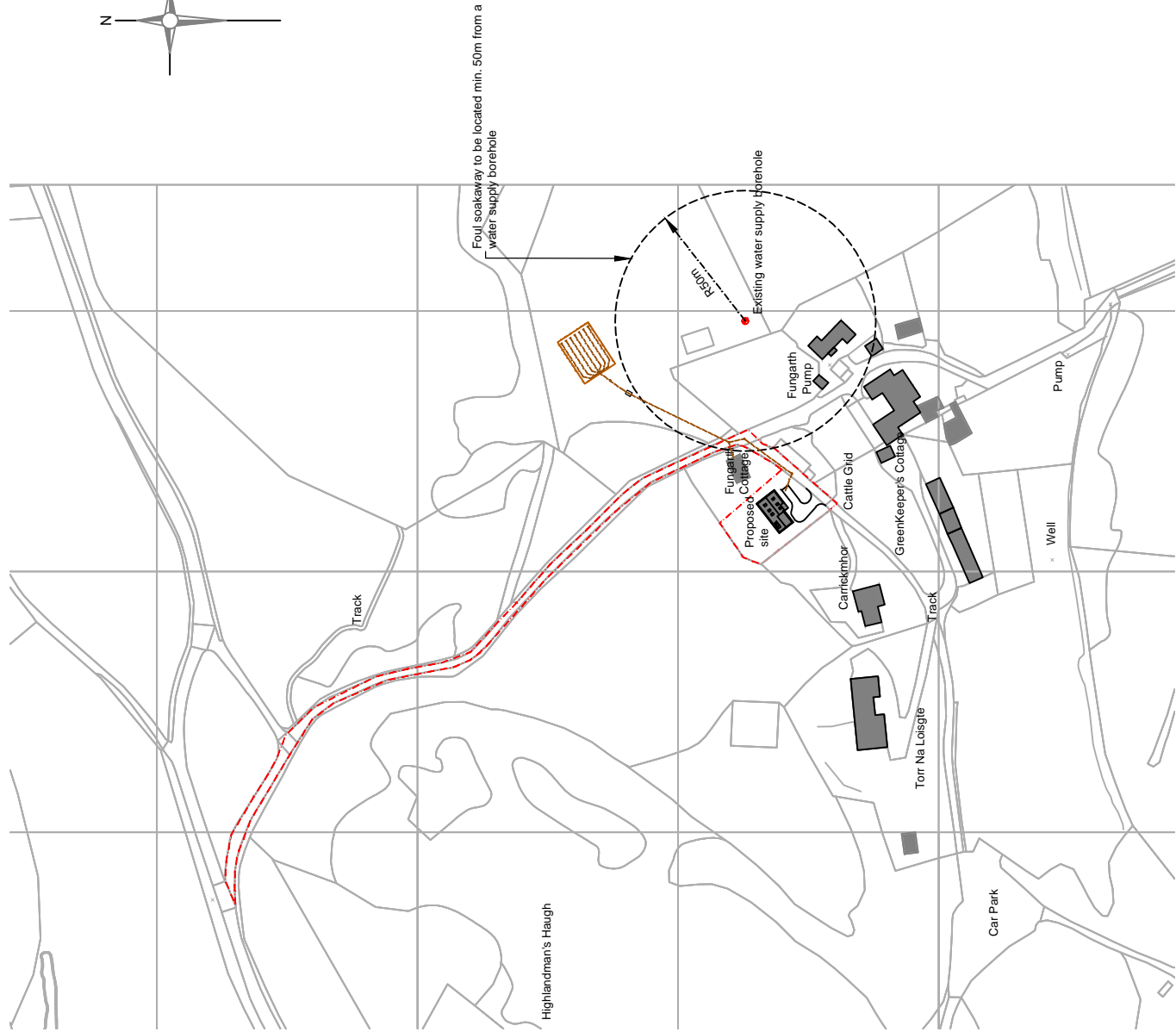
PH2 8JA.

Tel. (01738) 639881

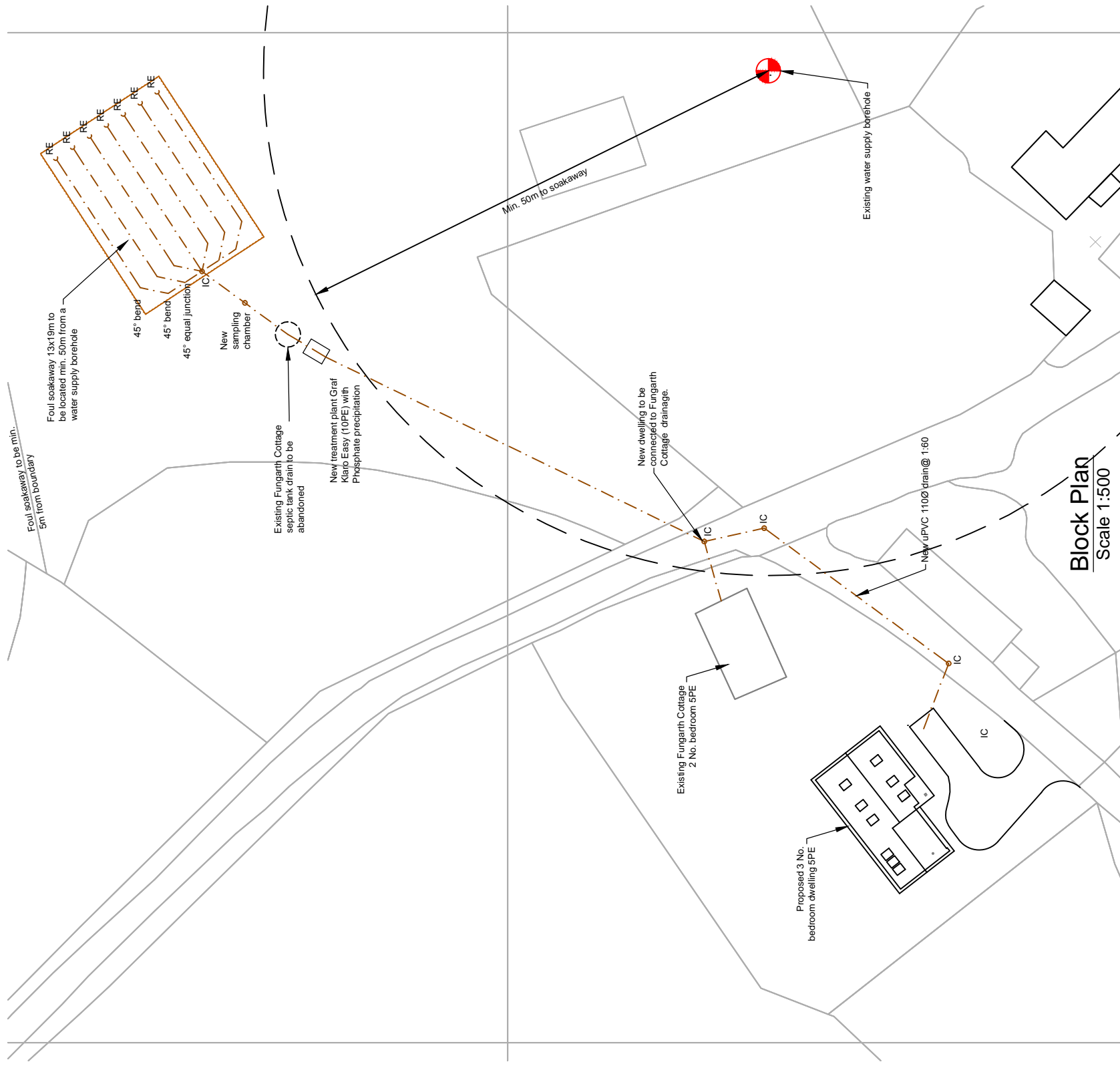
www.allengordon.co.uk

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Location Plan
Scale 1:2500



Block Plan
Scale 1:500

[illegible]

 **Allen
Gordon**

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

**16 KING STREET
PERTH PH2 8JA
Tel 01738 639881**

**e-mail : perth@allengordon.co.uk
Allan at Inverness and Stirling**

CLIENT	Atholl Estates Blair Atholl, Perthshire, PH18 5TH
PROJECT	Site at Fungarth Proposed Residential Dwelling
TITLE	Location & Block Plan

SCALES	As stated	AT SHEET SIZE A3	
For Discussion			
DRAWN	AGC	CHECKED	APPROVED
DATE	21/11/2013	DATE	21/11/2013
DRAWING No.			
052148-DG-0001-P2			

Date:- 14/11/2013
 By:- A G Coppola
 Project No:- 052148

Project title:- Erection of a dwellinghouse at land 20 metres south
 west of Fungarth Farm Cottage, By Dunkeld.

Phosphorus mitigation calculation

Background		
Average amount of water per person per day	180	litres
Primary treatment (septic tank - standard discharge)	10	mg P/litre
Daily discharge of phosphorus (per person) from primary treatment	1,800	mg P
Tertiary treatment (SBR with phosphate precipitation)	2	mg P/litre
Daily discharge of phosphorus (per person) from tertiary treatment	360	mg P / person

Proposed Development		
1 No. 3-bedroom house	5	P.E.
Tertiary treatment to be installed	2	mg P/l
Daily discharge of phosphorus	1,800	mg P / day

Phosphorus Mitigation		
Mitigation requires a reduction of 125% of the amount of phosphorus to be discharged from the new development	2,250	mg P / day
Mitigation is proposed by upgrading the septic tank for the existing Fungarth Cottage -3 bedroom property with tertiary treatment (SBR with phosphate precipitation)		
Existing Fungarth Cottage	5	P.E.
Existing phosphorus discharge	9,000	mg P / day
Phosphorus discharge after upgrade	1,800	mg P / day
Mitigation offered is by proposals	7,200	mg P / day
Mitigation exceeds the requirements, therefore OK.		

Job No. :- 52148

Location :- Fungarth, By Dunkeld

Date :- 4th December 2013

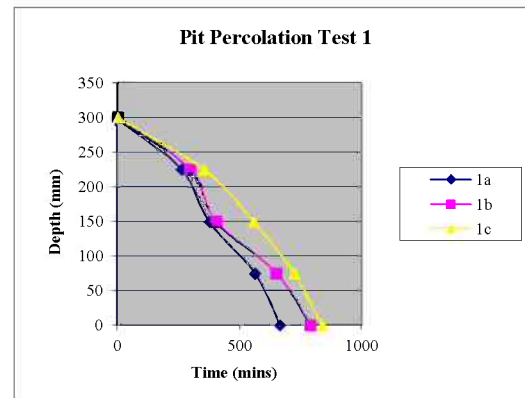
Weather :- Cold & frosty.

Trial Pit 1

Percolation Tests

Depth	1a Time	1b Time	1c Time
300	0	0	0
225	263	298	355
150	378	405	556
75	563	652	723
0	666	789	838

Time (75%-25%)	300	354	368
Vp	120	141.6	147.2
Ave. Vp	136		

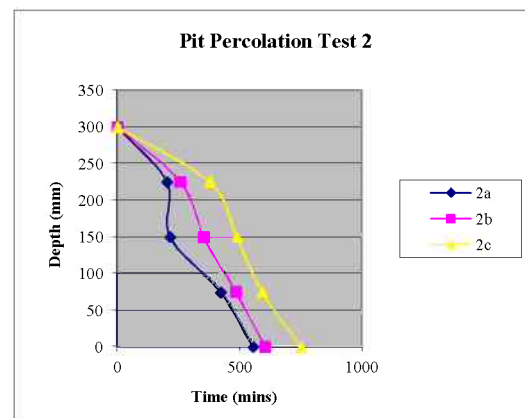


Trial Pit 2

Percolation Tests

Depth	2a Time	2b Time	2c Time
300	0	0	0
225	203	258	378
150	216	357	489
75	423	486	592
0	555	605	752

Time (75%-25%)	220	302.5	376
Vp	88	121	150.4
Ave. Vp	120		

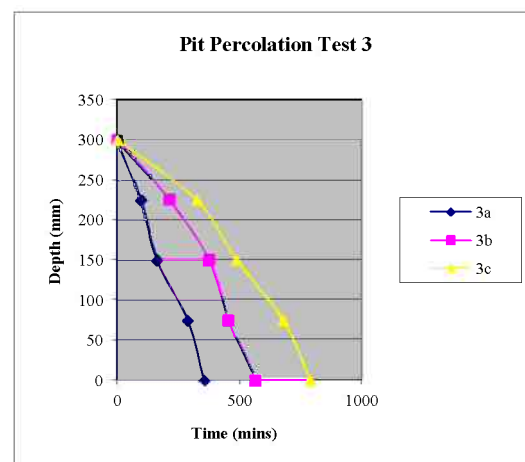


Trial Pit 3

Percolation Tests

Depth	3a Time	3b Time	3c Time
300	0	0	0
225	98	213	324
150	164	375	487
75	289	456	678
0	355	567	789

Time (75%-25%)	191	243	354
Vp	76.4	97.2	141.6
Ave. Vp	105		



Ground conditions encountered indicate that the permeability of the subsoil to be suitable for a traditional soakaway arrangement

Using an average percolation value of 120 sec/mm.

Foul Soakaway size = 241 m say **13x19m**

Treatment plant size = 3800 Min. (L) Use Graf Klaro Easy or equal

Our ref: PCS/129838
Your ref: 13/00435/FLL

Callum Petrie
Planning
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

If telephoning ask for:
Stephanie Balman

19 November 2013

By email only to: CPetrie@pkc.gov.uk

Dear Mr Petrie

Town and Country Planning (Scotland) Acts
Planning application: 13/00435/FLL
Erection of a dwellinghouse
Land 20 Metres South West of Fungarth Farm Cottage, Dunkeld

Thank you for your consultation letter which SEPA received on 29 October 2013. We note that this application is currently with the Perth and Kinross Council Local Review Body and we have not been previously formally consulted on this application. We have now been asked to provide comments.

We **object** to this planning application on the grounds of a lack of information relating to the treatment and disposal of foul drainage. We will remove this objection if the issues detailed in Section 1 below are adequately addressed.

Advice for the planning authority

1. Foul Drainage

- 1.1 The Lunan Valley Lochs catchment has been downgraded by the addition of phosphorus through human activities. To protect the lochs there is a need to ensure that additional phosphorus pollution does not enter the catchment area. There is an internationally rare plant species present (the Slender naiad) which requires protection in the form of low nutrient loch waters. The Lochs are designated as a Special Area of Conservation as a consequence.
- 1.2 There is a requirement for proposals in the catchment to ensure that the foul drainage discharges result in at least no increase in the level of nutrients discharged to the environment. The formation of a new house will add to nutrient increases into the Loch. It is not clear from the application how mitigation of phosphorous discharges will be achieved.
- 1.3 We therefore **object** until the applicant provides details to us of satisfactory proposals for phosphorus mitigation. The applicant is strongly advised to contact Bruce Meikle in our Perth Operations team (telephone 01738 627989) at their earliest convenience in order to



Chairman
David Sigsworth

Chief Executive
James Curran

Strathearn House
Broxden Business Park,
Lamberkine Drive, Perth, PH1 1RX
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discuss the options available in terms of phosphorus reduction. Once agreement on this issue is reached our position on this planning application can be reassessed.

Regulatory advice for the applicant

2. Regulatory requirements

- 2.1 Any discharge from a septic tank will require authorisation from SEPA under [The Water Environment \(Controlled Activities\) \(Scotland\) Regulations 2011 \(as amended\) \(CAR\)](#).
- 2.2 Details of regulatory requirements and good practice advice for the applicant can be found on our website at www.sepa.org.uk/planning.aspx. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at:

Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX,
tel 01738 627989

If you have any queries relating to this letter, please contact me by telephone on 0131 273 7296 or e-mail at planning.se@sepa.org.uk

Yours sincerely

Stephanie Balman
Planning Officer
Planning Service

ECopy to: James Denholm Partnership - admin@james-denholm.co.uk

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at the planning stage. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. If you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found in [How and when to consult SEPA](#), and on flood risk specifically in the [SEPA-Planning Authority Protocol](#).



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