

**5(i)(c)**

LRB-2023-25

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**23/00186/FLL – Part demolition, alterations and extension to dwellinghouse, Forest Lodge, Ladywall, Birnam, Dunkeld, PH8 0DU**

## **REPRESENTATIONS**



**From:** Planning Consultations <PlanningConsultations@scottishwater.co.uk>  
**Sent:** 28 February 2023 10:24  
**To:** Development Management <DevelopmentManagement@pkc.gov.uk>  
**Subject:** RE: Planning Application Consultation for Application No 23/00186/FLL

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Good Afternoon,

Thank you for your submission.

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

For all extensions that increase the hard-standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.

No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

Kind Regards,

Kerry

*Kerry Lochrie*

Technical Analyst  
West Regional Team

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Business Weblink: <https://www.scottishwater.co.uk/business/our-services/new-connections/getting-connected>

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[developmentoperations@scottishwater.co.uk](mailto:developmentoperations@scottishwater.co.uk)

NEW

## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	23/00186/FLL	<b>Comments provided by</b>	Joanna Dick Tree and Biodiversity Officer
<b>Service/Section</b>	Strategy and Policy	<b>Contact Details</b>	██████████ Email <a href="mailto:biodiversity@pkc.gov.uk">biodiversity@pkc.gov.uk</a>
<b>Description of Proposal</b>	Part demolition, alteration and extensions to dwelling house.		
<b>Address of site</b>	Forest Lodge Ladywell Birnam Dunkeld PH8 0DU		
<b>Comments on the proposal</b>	<p><b>Policy 41: Biodiversity</b> The Council will seek to protect and enhance all wildlife and habitats, whether formally designated or not, considering natural processes in the area. Planning permission will not be granted for development likely to have an adverse effect on protected species unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated.</p> <p><b>European Protected Species</b> Planning permission will not be granted for development that would be likely to have an adverse effect upon European protected species (listed in Annex IV of the Habitats Directive (Directive 92/43/EEC)).</p> <p>All bat species found in Scotland are classed as European protected species. They receive full protection under the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) making it an offence to disturb a bat in a roost, obstruct access to a roost and damage or destroy a breeding or resting place of such an animal.</p> <p>Development is to partly demolish, alter and extend the dwelling house. Three species of bats have been recorded within 1km of the property, as per NBN Atlas. There is favourable habitat including trees, woodland, and water within close proximity to the site and the building is of a suitable age and style to have bat roost potential - it will require a bat survey. This is as per our <a href="#">PKC Bat Survey Guidance</a>.</p> <p>A bat survey should be undertaken by a suitably experienced and qualified ecologist to determine the actual or potential presence of bats. During the winter months a preliminary bat roost and hibernation assessment can be undertaken. If a winter survey finds the potential for bats to be present, activity surveys must be carried out before the application can be validated. Winter surveys alone will only be acceptable if they find negligible potential for bats to be present.</p> <p>Further survey cannot be conditioned as advised by the Scottish Government. The full impact of a development on protected species or habitats must be known prior to planning consent being issued. More information is available in the PKC Planning for Nature Guidance <a href="#">Planning Guidance - Planning &amp; Biodiversity - Perth &amp; Kinross Council (pkc.gov.uk)</a></p>		

	<p><b>Breeding Birds</b>  For all wild bird species in Great Britain, it is an offence to intentionally or recklessly kill, injure or take a bird; take, damage, destroy or interfere with a nest of any bird while it is in use or being built; or obstruct or prevent any bird from using its nest. Evidence of use of the dwelling by breeding birds should be reported as part of the bat survey as well as compensation measures for any lost nest sites.</p> <p><b>Biodiversity Enhancement</b>  Enhancement of biodiversity should be demonstrated in all projects and needs to be site specific based on surveys, location, development size, surrounding habitats and landscape character, and follow ecologist recommendations.</p> <p>Tree, house sparrows and swifts are red listed as birds of conservation concern and providing nest boxes for these species would enhance the biodiversity value of the site. This would contribute towards the Sparrows on the Edge and Tayside Swift Projects in the Tayside Local Biodiversity Action Plan. Guidance is available in the PKC Planning for Nature Guidance <a href="https://www.pkc.gov.uk/planning-guidance-planning-biodiversity">Planning Guidance - Planning &amp; Biodiversity - Perth &amp; Kinross Council (pkc.gov.uk)</a></p> <p>I object due to a lack of ecological information.</p> <p>A checklist of information required to inform a planning application regarding biodiversity is provided in Annex 4 of the PKC Planning for Nature Supplementary Guidance. Applicants are encouraged to ensure information is submitted in accordance with the checklist to reduce future information requests and delays <a href="https://www.pkc.gov.uk/planning-guidance-planning-biodiversity">Planning Guidance - Planning &amp; Biodiversity - Perth &amp; Kinross Council (pkc.gov.uk)</a></p>
<b>Recommended planning condition(s)</b>	The application cannot be assessed until more information is provided.
<b>Recommended informative(s) for applicant</b>	
<b>Date comments returned</b>	9 March 2023



# Memorandum

To Development Management & Building  
Standards Service Manager

From Regulatory Services Manager

Your ref 23/00186/FLL

Our ref OLW

Date 13 March 2023

Tel No

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

**Consultation on an Application for Planning Permission  
PKC 23/00186/FLL RE: Part demolition alterations and extension to  
Dwellinghouse, Forest Lodge, Ladywell, Birnam, Dunkeld, PH8 0DU for Ms Claire  
Norfolk**

I refer to your letter dated 23 February 2023 in connection with the above application and have the following comments to make.

## **Environmental Health**

### **Recommendation**

I have no objections to the application but recommend the undernoted informative be included on any given consent.

### **Comments**

This application is for part demolition, alterations and extension to a dwellinghouse which will include the provision of a single woodburning stove, biomass pellet boiler and associated flues.

### **Air Quality**

Perth and Kinross Council have a duty to assess biomass boilers for capacity within the range of 50kW to 20MW in terms of nitrogen dioxide and particulate matter based on their effect on air quality in the area. Though the application does not include any information on the stove or biomass boiler, they are likely to be domestic sized and therefore I have no adverse comments to make with regards to air quality.

### **Odour**

Another matter pertaining to the stove/boiler which could cause an issue has the potential for smoke or odour disamenity. This Service has seen an increase in complaints with regards to smoke and odour due to the installation of biomass appliances. This can be caused due to poor installation and maintenance of the biomass appliances and also inadequate dispersion of emissions due to the inappropriate location and height of a flue with regards to surrounding buildings.

I note from the submitted plans that the flue for the stove will terminate above roof ridge height, which will aid in dispersion of emissions. The applicant may experience smoke odour

nuisance from the biomass pellet boiler due to its flue terminating at the same height as the second storey windows, but no nearby neighbouring dwellinghouses will be affected. I would advise that smoke/odour could be further minimised through the use of fuel recommended by the stove manufacturer.

In light of the above, the residential amenity at neighbouring dwellinghouses should not be adversely affected by smoke/odour.

I would therefore have no objections to this development provided that the following informative is attached to the consent.

**Informative**

The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacturer's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.



