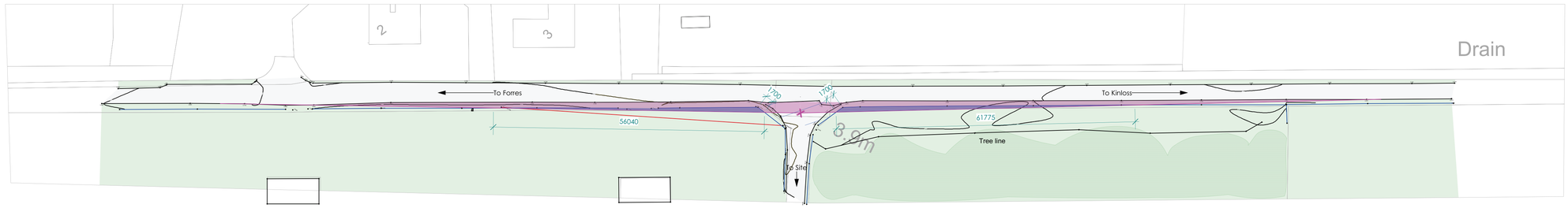


ROAD VISIBILITY SPLAY SET BACK 2400mm ('X' DISTANCE) FROM EDGE OF CARRIAGEWAY. VISIBILITY SPLAY TO THE EAST & WEST ('Y' DISTANCE) SET AT 120000mm MEASURED TO THE NEARER EDGE OF THE MAIN ROAD TO ITS INTERSECTION WITH THE CENTRE LINE OF THE ACCESS ('X' DISTANCE). VISIBILITY SPLAY TO THE EAST & WEST TO BE CLEAR OF ANY OBSTRUCTION GREATER THAN 0.6m IN HEIGHT MEASURED FROM THE LEVEL OF THE CARRIAGEWAY. ANY BOUNDARIES TO BE SET BACK OUTWITH THE VISABILITY SPLAYS.

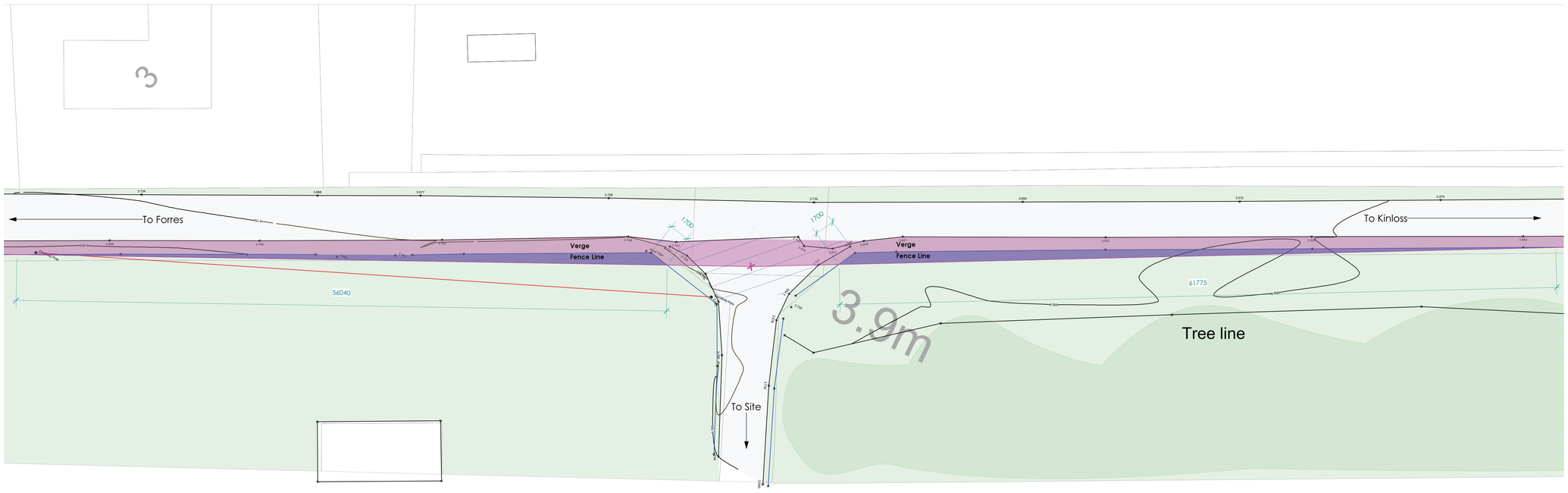
AREA HATCHED IN BLUE TO BE CONSTRUCTED TO MORAY COUNCIL SPECIFICATION AND SURFACED IN BITUMINOUS MACADAM ACROSS THE FULL WIDTH OF THE ROAD, FOR A MINIMUM OF 5m

AREA SHADED IN BLUE DENOTES THE AREA OF ENCROACHMENT REQUIRING RELOACTION OF THE EXISTING FENCE LINE

Visibility Splays
Scale: 1:500

Street View to Kinloss

Street View to Forres



Visibility Splays
Scale: 1:200

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Mr. Forbes

NEW HOUSE AT WAGTAIL LODGE, COPPERFIELD, KINLOSS, IV36 3TS

PLANNING PROPOSALS

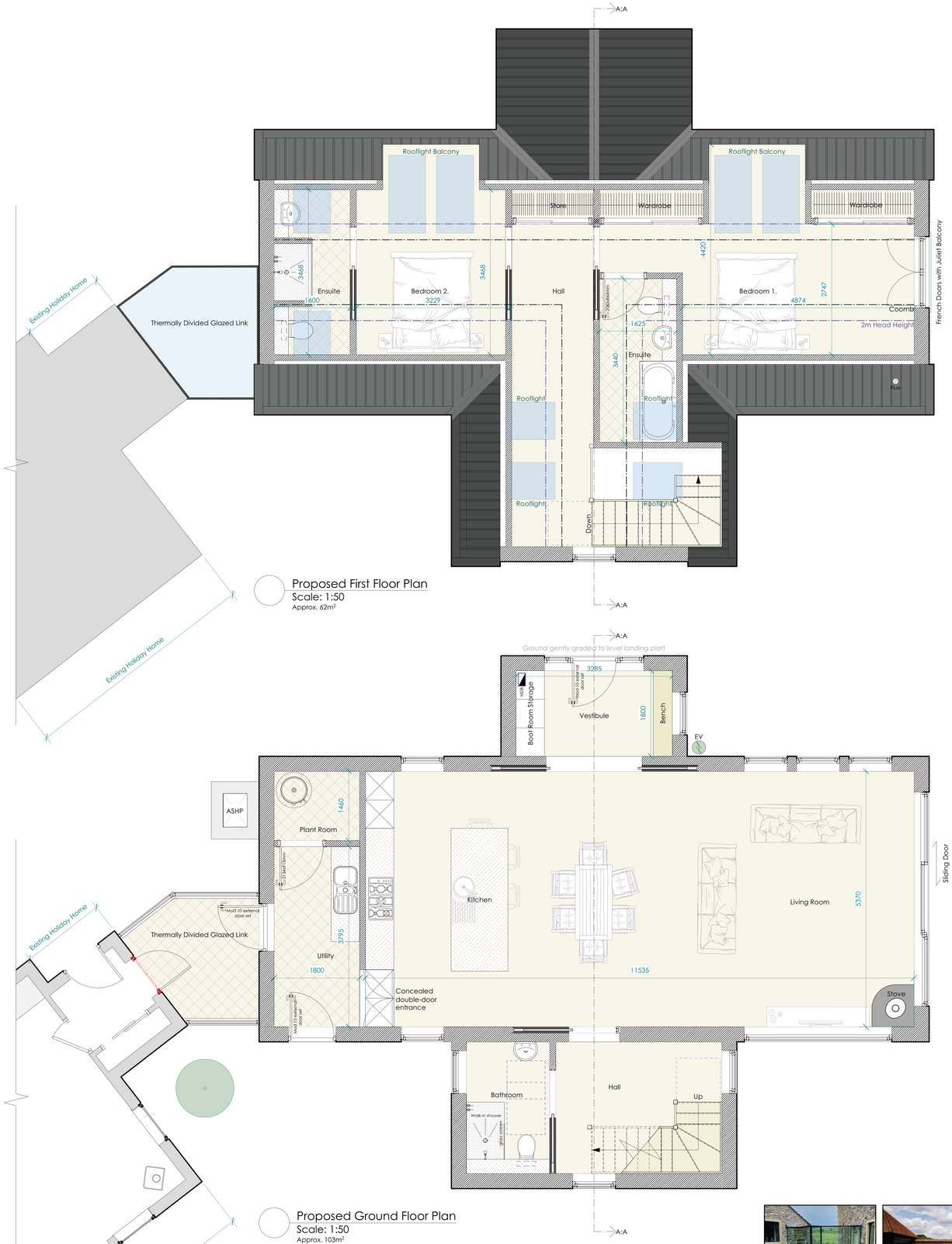
VISIBILITY SPLAYS

Date:	Amendments:	Rev:
27.03.24	GPS info added	B

Drawn By:	Date:	Checked By:	Date:
M.D	08.11.23		

230085.FORBES.05PP B

DRAWINGS TO BE READ IN CONJUNCTION WITH APPOINTED STRUCTURAL ENGINEER'S DRAWINGS. (REFER TO STRUCTURAL ENGINEER DRAWING REGISTERED)



Proposed First Floor Plan
Scale: 1:50
Approx. 62m²

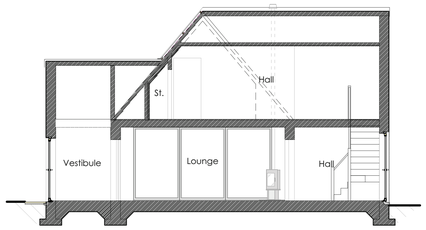
Proposed Ground Floor Plan
Scale: 1:50
Approx. 103m²

Material Key:

1. AluClad, graphite, double glazed windows and doors.
2. Steel Roof
3. Therompine Cladding Walls
4. Graphite Fascias and bargeboards

* All rainwater goods to be Lindab Stainless steel.

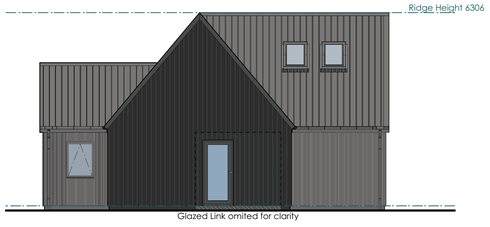
Proposed East Elevation
Scale: 1:100



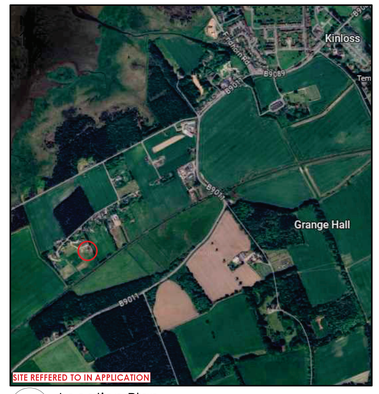
Proposed Section A:A
Scale: 1:100

Proposed West Elevation
Scale: 1:100

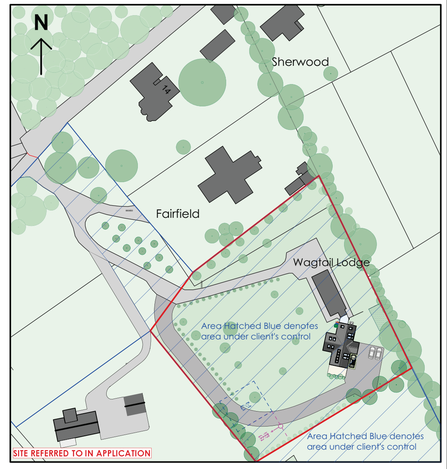
Proposed South Elevation
Scale: 1:100



Proposed North Elevation
Scale: 1:100



Location Plan
NTS



Site Plan
Scale: 1:1000

Glazed Link Examples

Concealed Door Example

Rooflight Balcony Example

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Mr. Forbes

NEW HOUSE AT WAGTAIL LODGE, WHITEINCH, KINLOSS, IV36 3TS

PLANNING PROPOSALS

FLOOR PLANS & ELEVATIONS

Date:	Amendments:	Rev:
27.11.23	Planning Amends	C
22.01.24	Drainage Amends	D
08.08.24	Site Plan Amends	E

Drawn By:	Date:	Checked By:	Date:
M.D	08.11.23		

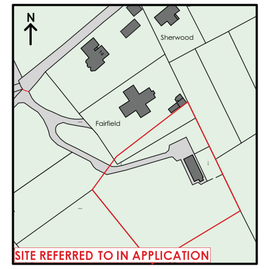
230085.FORBES.03PP E

Site Plan
Scale: 1:250

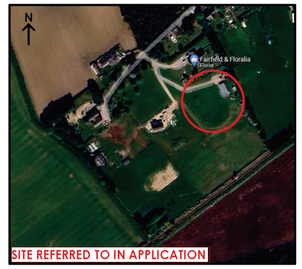
DO NOT SCALE OFF DRAWINGS.ALL SIZES ARE TO BE CHECKED CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS/ORDERING OF MATERIALS. NO WORK TO COMMENCE BEFORE APPROPRIATE APPROVALS ARE GRANTED CONTRACTORS RESPONSIBILITY TO ENSURE POSSESSION OF APPROVED DRAWINGS

CONTRACTOR/CLIENT TO ENSURE THAT ONLY THE APPROVED BUILDING WARRANT DRAWINGS ARE USED FOR CONSTRUCTION

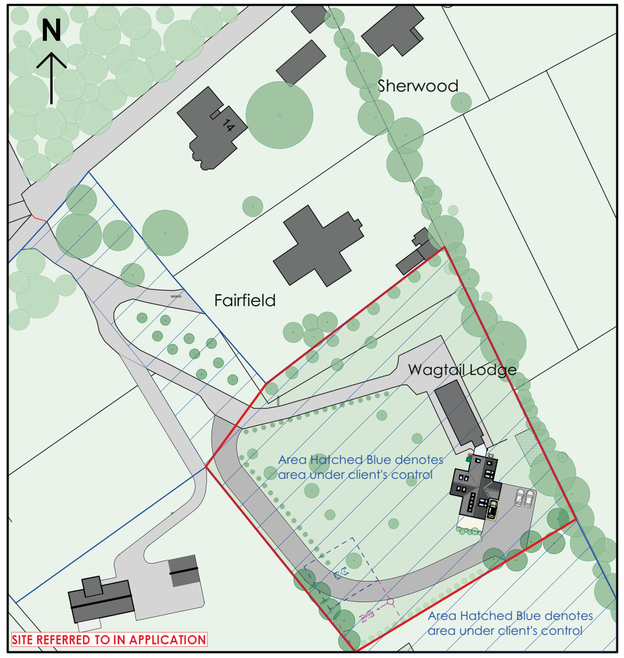
DRAWINGS TO BE READ IN CONJUNCTION WITH APPOINTED STRUCTURAL ENGINEER'S DRAWINGS.
(REFER TO STRUCTURAL ENGINEER DRAWING REGISTERED)



Location Plan
Scale: 1:2500



Location
NTS



Site Plan
Scale: 1:1000

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Mr. Forbes

NEW HOUSE AT WAGTAIL LODGE, WHITEINCH, KINLOSS, IV36 3TS

PLANNING PROPOSALS
SITE & LOCATION PLANS

Date:	Amendments:	Rev:
27.11.23	Planning Amends	C
22.01.24	Drainage Amends	D
11.06.24	Landscape Amends	E

Drawn By:	Date:	Checked By:	Date:
M.D	08.11.23		

230085.FORBES.04PP E

MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, as amended

REFUSAL OF PLANNING PERMISSION

[Forres]
Application for Planning Permission

TO [redacted]
c/o C M Design
St Brendans
69 South Guildry Street
Elgin
Moray
IV30 1QN

With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development: -

Erection of new house at Wagtail Lodge Whiteinch Small Holdings Forres Moray

and for the reason(s) set out in the attached schedule.

Date of Notice: **15 May 2025**

[redacted]

HEAD OF ECONOMIC GROWTH AND DEVELOPMENT
Economy, Environment and Finance
Moray Council
Council Office
High Street
ELGIN
Moray
IV30 1BX

IMPORTANT

YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

By this Notice, Moray Council has **REFUSED** this proposal. The Council's reason(s) for this decision are as follows: -

The development is contrary to National Planning Framework (NPF) Policies 13 (Sustainable Transport) and 17 (Rural Homes) and the Moray Local Development Plan 2020 (MLDP) Policies DP1 (Development Principles) and DP4 (Rural Housing) for the following reasons: -

- The development would result in an intensification of use of the access junction onto the public road (U62E Sea Park Road), where there is presently restricted visibility and which would be likely to give rise to conditions detrimental to the road safety of road users contrary to NPF Policy 13 (b. vi) and MLDP DP1 (ii a and c).

- The proposed introduction of a further house in this location alongside existing housing is considered to constitute an unacceptable cumulative build-up of housing which will negatively impact the landscape character of this area of open countryside contrary to the siting requirements of policies NPF 17 and MLDP DP4.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

The following plans and drawings form part of the decision: -

Reference Version	Title
230085.FORBES.03PP E	Elevations, Floor Plans, Section, Site and Location Plan
230085.FORBES.04PP E	Site and Location Plan
230085.FORBES.05PP E	Visibility Splays

NOTICE OF APPEAL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from www.eplanning.scotland.gov.uk

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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12 October 2023

Project No: 313827

Drainage Assessment: Proposed New Dwelling at Wagtail Lodge, Whiteinch, Kinloss, IV36 3TS

Prepared for:

[redacted]

Proposed New Dwelling at Wagtail Lodge
Whiteinch
Kinloss
IV36 3TS

Contents Amendment Record

This report has been issued and amended as follows:

Revision	Description	Date	Signed
1.0	First Issue	23 January 2024	G Mackintosh

Acknowledgement

This report has been prepared for the sole and exclusive use of Mr Forbes in accordance with the scope of work presented by Mabbett & Associates Ltd (Mabbett) via email dated 22 January 2023. This report is based on information and data collected by Mabbett. Should any of the information be incorrect, incomplete or subject to change, Mabbett may wish to revise the report accordingly.

This report has been prepared by the following Mabbett personnel:

MABBETT & ASSOCIATES LTD

Gary Mackintosh BSc
Principal Engineer

This report has been reviewed and approved by the following Mabbett personnel:

MABBETT & ASSOCIATES LTD

David Clark, BSc (Hons)
Project Manager and Environmental Consultant

Table of Contents

Section 1.0 Introduction

Mabbett & Associates Ltd (Mabbett) was commissioned by Mr James Gibb to undertake an assessment of the sewage and surface water treatment and management options for two, 4-bedroom private dwellings to be located within land adjacent to Sornhill Row, Galston, KA4 8NF (NGR 251340 634430).

It was known a Scottish Water sewer connection was not available thus a private treatment and disposal solution had to be secured.

1.1 Introduction to Sewage Treatment

The Building (Scotland) Regulations 2004 must be adhered to when a construction project is being undertaken. Regulation 3.7 of the Regulations, as reproduced below, states that:

> *Every wastewater drainage system serving a building must be designed and constructed in such a way as to ensure the removal of wastewater from the building without threatening the health and safety of the people in and around the building, and:*
>
> *(a) That facilities for the separation and removal of oil, fat, grease and volatile substances from the system are provided;*
> *(b) That discharge is to a public sewer or public wastewater treatment plant, where it is reasonably practicable to do so; and*
> *(c) Where discharge is to a public sewer or public wastewater treatment plant is not reasonably practicable that discharge is to a private wastewater treatment plant or septic tank.*
>
> ***Limitation***
> *Standard 3.7(a) does not apply to a dwelling.*

As a public sewer connection was not possible a private septic tank/waste-water treatment plant and traditional soakaway infiltration system option was the preferred route to pursue for the treatment and final dispersal of the sewage that would be generated from the proposed dwelling. The ground conditions were not favourable and so an option involving the discharge of appropriately treated sewage effluent to a watercourse was sought.

1.2 Introduction to Surface Water Treatment

With regard to surface water treatment and dispersal, Regulation 3.6 of the Building (Scotland) Regulations 2004, as reproduced below, states that:

> *Every building and hard surface within the curtilage of a building, must be designed and constructed with a surface water drainage system that will:*
>
> *(a) ensure the disposal of surface water without threatening the building and the health and safety of the people in and around the building; and*
> *(b) have facilities for the separation and removal of silt, grit and pollutants.*

Section 3.6.3 of the Technical Handbook provides methods of discharging surface water that, if employed, would meet the requirements of the authorities.

With regard to SEPA's requirements, General Binding Rule (GBR) 10, in pursuance of the Water Environment (Controlled Activities) (Scotland) Regulations 2011, states that the provision of a sustainable urban drainage system (SUDS) is required unless the discharge arises from a single house or if the discharge is to be made to coastal waters. GBR10 and the relevant associated rule is outlined overleaf.

GBR10:

a) Discharge of surface water run-off from a surface water drainage system to the water environment from:

i. *Up to 60 hectares of land used for residential premises;*

ii. *Land used for non-residential premises or yards, except where the buildings or yards are in an industrial estate;*

iii. *Land used as a motorised vehicle parking area with up to 1,000 parking spaces;*

iv. *Metalled roads other than motorways and A roads;*

v. *Waterbound roads; or*

b) Discharge of water run-off from a construction site to the water environment where the site, including any constructed access tracks does not:

i. *Exceed 4 hectares;*

ii. *Contain a road or track length in excess of 5 km; or*

iii. *Including any area of more than 1 hectare or any length of more than 500 metres on ground with a slope in excess of 25º.*

Rules:

d) the discharge must not contain any water run-off from any built developments, the construction of which is completed on or after 01 April 2007, or from construction sites operated on or after 01 April 2007, unless:

i. *during construction those developments are drained by a SUD system or equivalent systems equipped to avoid pollution of the water environment;*

ii. *following construction those developments are drained by a SUD system equipped to avoid pollution of the water environment;*

iii. *the run-off is from a development that is a single dwelling and its curtilage; or*

iv. *the discharge is to coastal water.*

(Source; SEPA: The Water Environment (Controlled Activities) (Scotland) Regulations 2011 - A Practical Guide) Version 9.2, December 2022.

Section 2.0 Site Profile and Ground Conditions

2.1 Topography and Local Drainage

The proposals are to erect a new 3 bed private property located to the southeast of Copperfield, Whiteinch, Kinloss together with all required infrastructure.

The SEPA Flood Maps have been consulted which indicate that the site lies out with any areas of fluvial and pluvial flooding up to and including a 1:200year event.

A site investigation was previously completed by GMC Surveys in order to assess the existing ground conditions to provide a solution for the drainage requirements.

A Flood Risk Assessment is to be issued in conjunction with this report to assess the impact of the existing watercourse on the proposed development and wider area.

2.2 Investigation and Findings

A desktop study based on the outcome of a site visit by GMC Surveys on 23 January 2024 was undertaken by Mabbett. The information obtained from that visit formed the basis of this report.

Consideration of the British Geological Survey map of the area suggested the site was likely to be underlain by boulder clay which was unlikely to yield sufficient permeability to allow for the use of infiltration devices such as total soakaways or raised mound infiltration systems the would be compliant with the Technical Handbook and BS6927:2007. In addition, as a result of the proximity and relatively low elevation of the site to the adjacent watercourse, it was concluded the only feasible alternative treatment and disposal solution would be to achieve a discharge to the existing watercourse at a suitable location.

2.3 Location of Services

There are overhead power lines located within and adjacent to the site the locations of which are shown within Appendix 1. There are no other known services within the site boundary.

2.4 Other Implications of Plot Size or Vegetation

Any infiltration device for sewage or wastewater must be located:

- at least 50m from any spring, well or borehole used as a drinking water supply, and
- at least 10m horizontally from any watercourse (including any inland or coastal waters), permeable drain, road or railway.

Any infiltration system and any treatment plant must also be located:

- at least 5m from a building, and
- at least 5m from a boundary.

The location of any septic tank or treatment plant must ensure that a desludging tanker can gain access to a working area that:

- will provide a clear route for a suction hose from the tanker to the tank,
- is not more than 25 m 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.

There should be no notable vegetation that might interfere with any system proposed or vice versa.

Section 3.0 Sewage Treatment

3.1 Recommendation - Sewage Effluent

Following consideration of the outcome of the site investigations Mabbett recommend that treated sewage effluent be discharged to the watercourse that exists southwest of the site at approximately NGR NJ 50390 60712 as indicated within Appendix 1.

Foul drainage from the development should be treated by way of an EN12566 complaint biological treatment plant which can achieve an effluent quality of the order of 12mg/l BOD and 5mg/l Ammonia, both as a mean. The discharge should be made via an outfall incorporating 25m² of constructed partial soakaway for each dwelling, see Appendix 3.

Under the terms of the Water Environment (Controlled Activities) (Scotland) Regulations 2011, the activity of discharging sewage effluent must be authorised by SEPA and, in view of the population equivalent generated by the dwelling being assessed as 15 or less, a Registration must be obtained for each dwelling before making a discharge from the development.

3.2 Minimum System Requirements – Biological Treatment

The size of the biological treatment plant required to treat the sewage that would be generated by each dwelling was calculated according to recognised industry figures as shown in Table 1 below.

Table 1 – Effluent Flows and Loads Figures

Development	Maximum Occupancy	Daily Flow (litres/person)	BOD loading per person (g/day)	Treatment capability required (kg BOD/day)
3-bedroom dwelling	5	150	60	0.3

Sized in accordance with British Water *"Code of Practice - Flows and Loads 4 - Sizing Criteria, Treatment Capacity for Wastewater Treatment Systems". 2013*

Based on the above information a biological treatment plant capable of treating at least 0.3 kg BOD/day will be required each dwelling. Consideration should be given to installing a larger capacity system to accommodate potential future expansion of the development.

The indicative foul drainage layout for each of the two dwellings is shown within Appendix 1.

Section 4.0 Surface Water

4.1 Minimum System Requirements

In pursuit of compliance with Regulation 3.6 of the Building (Scotland) Regulations 2004, Section 3.6.3 of the Technical Handbook provides methods of discharging surface water that, if employed, would meet the requirements:

(a) a SUD system designed and constructed in accordance with clause 3.6.4;

(b) a soakaway constructed in accordance with:

- *clause 3.6.5;*
- *the guidance in BRE Digest 365, 'Soakaway Design', or*
- *National Annex NG 2 of BS EN 752-4: 1998;*

(c) A public sewer provided under the Sewerage (Scotland) Act 1968;

(d) An outfall to a watercourse, such as a river, stream or loch or coastal waters, that complies with any notice and/or consent by SEPA, or

(e) If the surface water is from a dwelling, to a storage container with an overflow discharging to either of the 4 options above.

The area to be drained consists of the roof of the dwelling and associated hardstandings.

4.2 Recommendation - Surface Water

It is proposed that the surface water is also to discharge to the existing Water Course.

Prior to discharge the surface waters will require to be stored, treated, and attenuated to a pre - determined rate to ensure the post development runoff does not exceed the pre - development rate.

In line with The Moray Council Flood Risk Management Teams current policy, it is proposed to discharge the surface waters to a rain garden providing a sustainable method of surface water management. The rain garden will have stone filled storage beneath sized to accommodate flows up to and including a 1:200 year event with 42% allowance for climate change.

The calculation sheets below indicate a minimum storage of **6.60m^3** based on a contributing area of 200m^2 (proposed roof area with extra over) with the discharge limited to 0.5l/s.

Allow for a depth of 1.0m maximum of 30% storage within 40mm Stone = 6.60 / 0.3 = **22.0m^2**.

I can therefore confirm that there is adequate space available within the site to accommodate the proposed rain garden.

The plan view of the rain garden will form an irregular shape ensuring that the depth remains as 1.0m of storage below the invert of the inlet and the overall area is equal to a minimum of 22.00m^2.

Typical details for the rain garden have been included within Appendix 3.

Section 5.0 Disclaimer

The content of this assessment is for internal use only and should not be distributed to third parties unless under the expressed authority of our client. The designs, recommendations and outline proposals shall remain the property of Mabbett & Associates Ltd and shall not be plagiarised in any form without authority to do so. The comments and recommendations stipulated are solely those expressed by Mabbett & Associates Ltd, and both parties understand that the comments and recommendations expressed are not binding. Mabbett & Associates Ltd confirms that reasonable skill, care, and diligence have been applied and that any design element has been carried out using verifiable and approved reference documentation. No responsibility shall be assumed by Mabbett & Associates Ltd for system failure as a result of incorrect installation work by contractors assigned by the client or incorrect or inappropriate implementation of Mabbett & Associates Ltd's recommendations.

Section 6.0 References

Building (Scotland) Regulations 2004

The Scottish Building Standards: Technical Handbook 2019: Domestic

British Standard BS6297:2007 Code of Good Practice for the Design and Installation of Drainage Fields for use in Wastewater Treatment

British Water Code of Practice: Flows and Loads 4 - Sizing Criteria, Treatment Capacity for Sewage Wastewater Treatment Systems, 2013

The Water Environment (Controlled Activities) (Scotland) Regulations 2011

SEPA: The Water Environment (Controlled Activities) (Scotland) Regulations 2011 - A Practical Guide) Version 9.2, December 2022.

SEPA: Regulatory Method WAT-RM-03: Regulation of Sewage Discharges to Surface Water.

SEPA: Regulatory Method WAT-RM-04 Regulation of Indirect Sewage Discharges to Groundwater

Environment Act 1995

Appendix 1: Location Plan

Fairfield

TP02

TP01

Existing Track

Existing Track

AREA OWNED BY APPLICANT

Existing Ditch/Proposed Outfall

Discharge route

Rev.	Description	Drawn	Date

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CHARTERED PRACTICE

Client
Mr Forbes

Project
New House at Wagtail Lodge
Whiteinch
Kinloss

Drawing
Location Plan/
Discharge Location

Status
Issue

Scale	NTS	Sheet	A3
Drawn	SP	Check GM	Date 23/01/24
Drawing No:			Rev
314613 SU001			X

Appendix 2: Surface Water Storage Calculations

Design Settings

Rainfall Methodology	FSR	Maximum Time of Concentration (mins)	30.00
Return Period (years)		Maximum Rainfall (mm/hr)	50.0
Additional Flow (%)	0	Minimum Velocity (m/s)	1.00
FSR Region	Scotland and Ireland	Connection Type	Level Soffits
M5-60 (mm)		Minimum Backdrop Height (m)	0.200
Ratio-R		Preferred Cover Depth (m)	1.200
CV	0.750	Include Intermediate Ground	✓
Time of Entry (mins)		Enforce best practice design rules	✓

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)
Storage	0.020	5.00	100.000	1200	0.000	0.000	2.000

Simulation Settings

Rainfall Methodology	FSR	Analysis Speed	Normal
FSR Region	Scotland and Ireland	Skip Steady State	x
M5-60 (mm)	14.000	Drain Down Time (mins)	240
Ratio-R	0.300	Additional Storage (m³/ha)	0.0
Summer CV	0.750	Check Discharge Rate(s)	x
Winter CV	0.840	Check Discharge Volume	x

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
200	42	0	0

Node Storage Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	✓	Sump Available	✓
Invert Level (m)	97.500	Product Number	CTL-SHE-0029-5000-1500-5000
Design Depth (m)	1.500	Min Outlet Diameter (m)	0.075
Design Flow (l/s)	0.5	Min Node Diameter (mm)	1200

Node Storage Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	98.000
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	132

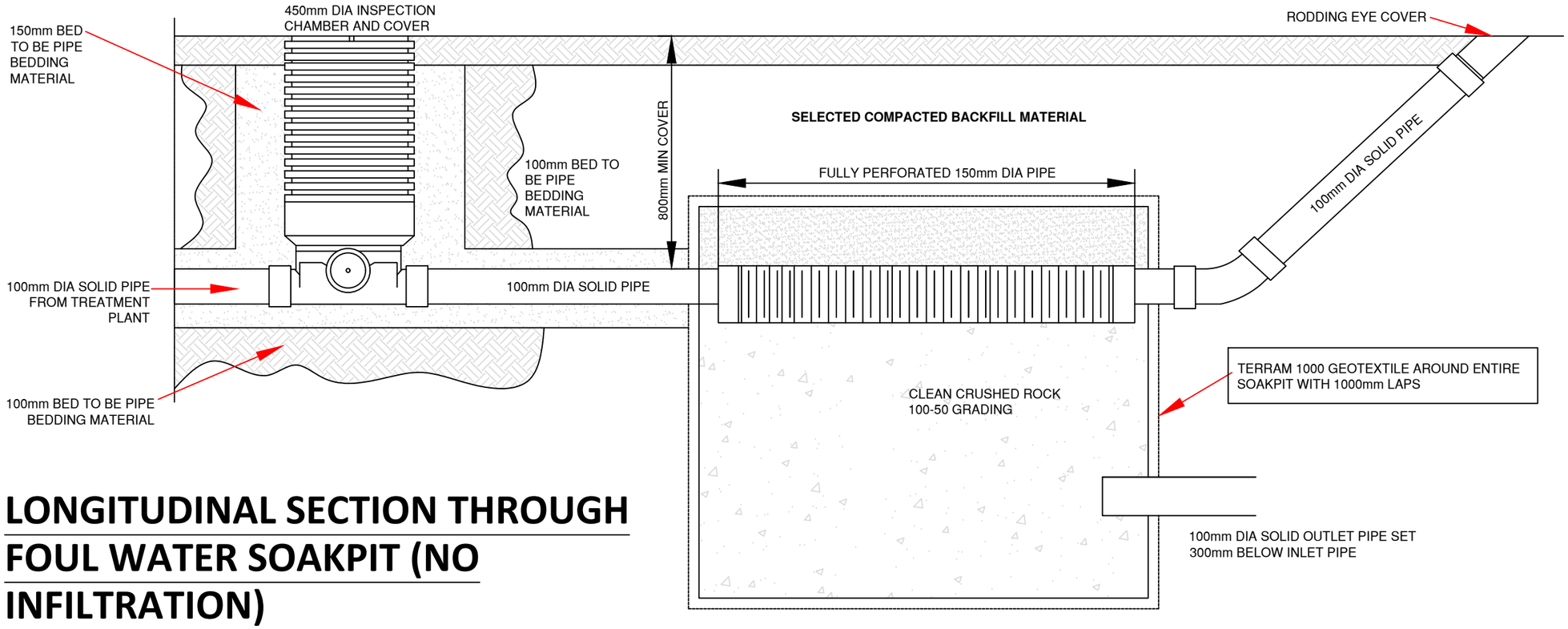
Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	7.4	0.0	1.000	7.4	0.0	1.001	0.0	0.0

Results for 200 year +42% CC Critical Storm Duration. Lowest mass balance: 93.53%

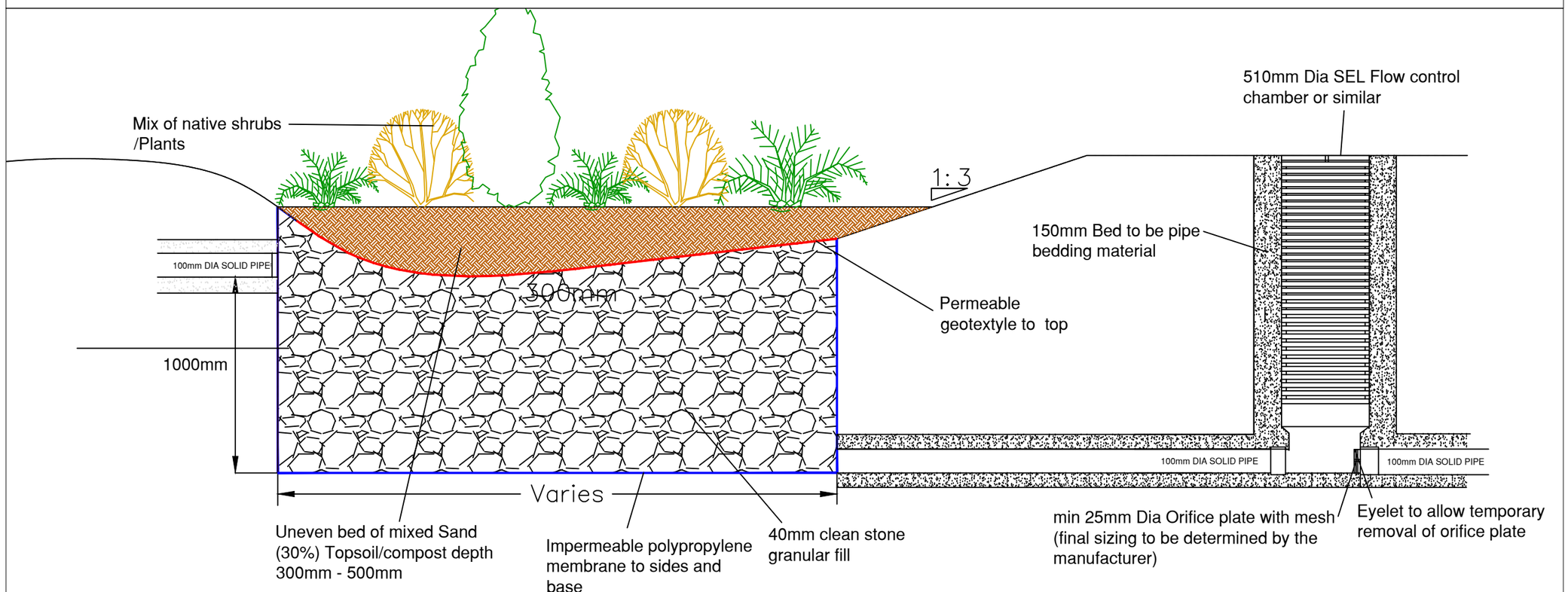
Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
240 minute winter	Storage	188	98.802	0.802	2.1	6.5482	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m³)
240 minute winter	Storage	Hydro-Brake®	0.5	11.0

Appendix 3: Foul and Surface Water Drainage Details



LONGITUDINAL SECTION THROUGH FOUL WATER SOAKPIT (NO INFILTRATION)



LONGITUDINAL SECTION THROUGH PROPOSED RAINGARDEN

north

Rev.	Description	Drawn	Date
-	-	-	-

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CHARTERED PRACTICE

Client
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Project
New Hiouse at Wagtail Lodge
Whiteinch
Kinloss

Drawing
Foul and Surface Water Drainage Details

Status
Issue

Scale	NTS	Sheet	A3
Drawn	GM	Check SP	Date 23/01/24

Drawing No: 314613 SU002
Rev X