

WATER SUPPLY

A large number of water supply areas throughout the Highland Council area are currently at capacity and therefore your proposed development may not be able to connect in to a public water supply at this time. Your attention is particularly drawn to the fact that whilst Scottish Water may not formally object to the grant of planning permission, it may deny connection to the public water supply until additional capacity is provided. This additional capacity will be provided by Scottish Water through their investment programme, although The Council does not have firm dates as to when this will be delivered.

The Council regrets this situation, but has little option other than to accept it for the time being, whilst continuing to press the Scottish Government and Scottish Water to put in place the necessary investment to lift these constraints as soon as possible. Your attention is drawn to the recent Planning Advice Note 79: Water and Drainage, which has been issued by the Scottish Government. This can be found through their website at

<http://www.scotland.gov.uk/Publications/2006/09/26152857/0>

You should therefore discuss with Scottish Water the situation on the current status of water supply in your area as soon as possible, preferably before submitting your application. Please contact Craig Jackson in the Development and Planning Services at 419 Balmore Road, Glasgow G22 4NU (tel 0845 601 8855). Meantime, the Council will, in pre-application discussion, and at the time of planning application, provide you with as much information as it has available.

Applicants proposing private water supplies will be required to demonstrate the adequacy of the intended source, which must form part of the application site, in terms of quantity and quality. In terms of quantity, the supply will require to be sufficient without threatening the supply to other property. Applications will be required to be accompanied by a professionally competent report and, where the proposed source is borehole, the findings of a trial drill should be presented. This will minimise delay in the assessment of the proposal.

Permissions for private water supplies will normally be temporary. When it is proposed to change from an approved public supply to a private supply, a fresh application, accompanied by supporting information as set out above is normally required.

WASTEWATER TREATMENT

Similarly a number of wastewater treatment works in the Highland Council do not currently have any capacity for new development. Again you are encouraged to discuss the issues with Scottish Water on 0845 601 8855. If you are proposing a private drainage solution within an area currently served by a public system, you are also recommended to consider the Scottish Environment Protection Agency (SEPA) policy on the provision of waste water drainage of sewered areas, which can be found on their website at www.sepa.org.uk/pdf/wfd/guidance/general/ps06-08.pdf