

Planning permission for development to be served by private water supply may be granted subject to the following conditions being met before work commences.

The applicant or their appointment representative will be required to provide written documentation from a competent person demonstrating that the proposed water supply:

1. Is under foreseeable conditions, capable of providing viable, perennial water supply of adequate volume. For domestic properties this should be based on the number of proposed bedrooms multiplied by two, multiplied by the estimated maximum daily domestic usage. (currently 200 litres/person)
2. Meets, or is capable of being treated to meet, the water quality requirements of the Private Water Supplies (Scotland) Regulations 2006. Where treatment is required details of the proposed treatment systems shall be given.
3. Has be subject to a risk assessment. Details of measures to be taken to minimise the risk of contamination e.g. source protection, distribution system, holding tanks etc, should be submitted.
4. Does not adversely affect the integrity, adequacy or quality of any other private water supply.

Notes

The competent person should be a qualified engineer, hydro-geologist or other part considered by the Planning Service to have the necessary experience/competence and training. TEC services will review all associated submissions and comment of the adequacy of these.

Where water quality is shown to be unsatisfactory, it is the responsibility of the applicant to provide a report from a competent person that treatment to a potable standard is feasible. This should take the form of a written report detailing the proposed equipment and the requirements for the maintenance of the system.

In the design of any treatment system, any foreseeable variability in water quality from the supply should be considered.

Where quantity is not an issue e.g. supplies from a loch or river, a report from a competent person will not be required.