

Agenda item	6.2
Report no	PLN/032/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 5 June 2018

Report Title: 17/04404/FUL - Land 860M South Of Coull Farmhouse Skelbo, Dornoch

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

1.1 Applicant: Coull Links Ltd per STR1

Description of development: Drilling of two boreholes and construction of water storage reservoir (maximum capacity 20000cu.m) for irrigation of (future) golf course

Ward: 4 - East Sutherland and Edderton

Category: Major Development

Reasons Referred to Committee: Major Application/ 5 or more objections

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

2. Recommendation

2.2 Members are asked to agree the recommendation to grant as set out in section 11 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 The application seeks consent for the drilling of two boreholes and the construction of a water storage reservoir. A small pumphouse is also included, to be set into the banking of the reservoir. Pipework will be required to link the existing boreholes to the reservoir; the length of the pipework extends to 1036m. These works are being applied for in connection with related planning application ref: 17/04601/FUL for construction of a new golf course. The works applied for under this application are required in connection with providing irrigation for the (proposed) golf course. However it should be noted that the two applications, although inter-related, are separate in terms of their planning assessment. Each application must be assessed on its own merits. As the proposed works are required in connection with a wider development which is currently pending consideration, a key element of this application is the securing of a restoration bond to guarantee the land can be appropriately restored in the event the golf course does not proceed.
- 3.2 The Design and Access Statement submitted with the application notes that the aim is obtain permission for the golf course in the spring of 2018 with construction in the spring-autumn period of 2018. The Statement goes onto to state that water supply is a critical factor in this development, with water required early in the process to enable newly seeded areas to survive and develop.
- 3.3 The proposal was discussed in advance with the Planning Authority, prior to the submission of the application. As part of pre-application discussion, the applicant outlined that these works would be required in advance of the (proposed) golf course in order to provide irrigation hence it was decided to lodge a separate application.
- 3.4 The two boreholes are already in place however it is not understood that any other infrastructure exists on site at present.
- 3.5 The application is supported by a Pre-Application Consultation Report, Design and Access Statement, Ecological Assessment and a Specification of Works.

3.6 **Variations:** None

4. SITE DESCRIPTION

- 4.1 The proposed location for the reservoir lies north west of the village of Embo, within grazing land which lies to the west of the proposed golf development. The site comprises grazing land supporting mainly perennial ryegrass, Yorkshire fog, white clover, creeping buttercup, and stinging nettle. The site is bordered to the north and east by further grazing land, and to the west and south by pine dominant woodland. There are no natural heritage designations covering the site itself however the site adjoins the Loch Fleet Site of Special Scientific Interest.

5. PLANNING HISTORY

- 5.1 No recent site planning history. Also relevant to the assessment of this proposal:
17/04601/FUL: Development of 18 hole golf course, erection of clubhouse, renovation of existing buildings for maintenance facility, pro-shop, caddy hut, workshop, administration building, information booth, formation of new private access from C1026 at Land 1700M NW Of Embo Community Centre, School Street Embo. This application is also before members for consideration at this meeting.

6. PUBLIC PARTICIPATION

6.1 Advertised: Schedule 3 Development/ Unknown Neighbour
Representation deadline: 03.11.2017

A total of 77 representations have been received on the application, of which 40 are objections and 37 are in support. It should be noted that a number of the comments received relate to the golf course application (ref 17/04601/FUL) and do not require to be considered as part of this application.

6.2 Material considerations raised are summarised as follows:

Objections

- The site is adjacent to Coul Links which forms part of the Loch Fleet Site of Special Scientific Interest and the Dornoch Firth and Loch Fleet Special Protection Area (SPA).
- Concern that the application is being considered separate to the golf course application
- The application requires to be screened for EIA and should be classed as 'major' development and subject to the statutory consultation process
- Concern regarding the proposed abstraction which has potential to impact on the quality and quantity of the groundwater underlying the dune slack wetlands at Coul Links - one of the qualifying interests of the Dornoch Firth and Loch Fleet Ramsar site and have also been identified as highly Groundwater Dependent Terrestrial Ecosystems GWTDE in the related application but have not been considered as part of this application;
- No indication that a CAR license has been obtained for abstraction
- Concern about adverse impact on invertebrates
- Boreholes have already been drilled
- The proposed water turbines would ruin the peace in the area

Support

- The plans will result in land management which will only improve the ecology and biodiversity of the area
- Economic benefits
- Wild life does better on managed land rather than untouched land
- The developers have sought to address issues and investigate problems
- There is support locally for developments bringing jobs to the area; awareness that off-croft work is vital for members of the Scottish Crofting Federation
- The benefits of the proposal outweigh the negatives

6.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

7. CONSULTATIONS

7.1 **Environmental Health:** No objections. The development includes construction in proximity to noise sensitive properties. Planning conditions are not used to control the impact of construction noise as similar powers are available to the Local Authority under Section 60 of the Control of Pollution Act 1974. However, a construction noise assessment should be submitted if:-

- It is proposed to undertake construction work, which is audible at the site boundary, out-with the hours Mon-Fri 8am to 7pm, Sat 8am to 1pm
OR
- Noise levels during the above periods are likely to exceed 75dB(A) for short term works or 55dB(A) for long term works. Both measurements to be taken as a 1hr LAeq at the curtilage of any noise sensitive receptor. (Generally, long terms work is taken to be more than 6 months)

It is up to the applicant to decide if the above criteria will be met and whether an assessment is required. If no assessment is put forward it is assumed the above criteria will be met at all times during construction. Failure to do so may result in enforcement action under Section 60 of the Control of Pollution Act 1974.

Any assessment should be carried out in accordance with BS 5228-1:2009 "Code of practice for noise and vibration control and open sites - Part 1: Noise". Details of any mitigation measures should be included including proposed hours of operation.

Regardless of whether a construction noise assessment is required, it is expected that the developer/contractor will employ the best practicable means to reduce the impact of noise construction activities. Attention should be given to construction traffic and the use of tonal reversing alarms.

7.2 **Transport Planning:** No objections. Vehicles movements are relatively few in number as earthworks associated with the development will be balanced such that no bulk import or export of earthworks materials to/from the site will be required. Accordingly any impact on the local road network is likely to be minimal. On the basis that this application and the golf course are interdependent. On this basis, provided the roads related recommendations in respect of the wider golf course development are satisfactorily addressed, I would have no objection to a suitably conditioned permission being granted for the current application. In particular the recommendations relating to the following matters should be addressed prior to any other works commencing:

- The site access at its junction with the C1026
- Mitigation measures on the C1026
- The establishment of a Construction Traffic Management Plan

7.3 **Historic Environment Team (Archaeology):** No objections. The proposed development is located in an area of archaeological potential. A condition should be attached to require submission of a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work.

7.4 **Scottish Environment Protection Agency (SEPA):** Objections - withdrawn.

5.1 Planning application 17/04404/FUL includes the operation of boreholes and construction of a reservoir to provide a water supply for the golf course. The abstraction will require authorisation under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (As Amended) (CAR).

5.2 Two deep groundwater abstraction wells (BH1 and BH2) and two shallow monitoring wells (MW1 and MW2) have been installed 1km east between the abstraction wells and the dune system with the purpose of recording potential groundwater level variation during the abstraction testing. The submitted water abstraction information presents the borehole locations, groundwater chemical tests and the groundwater level charts obtained during the testing period.

5.3 Groundwater levels in the observation wells MW1 and MW2 are shown to have steadily dropped in the period before and during the abstraction tests. The MW1 and MW2 charts show a dipping of approximately 5cm and 15cm respectively that appears to coincide with the start of the step test. The levels recovered in MW1 but not in MW2. The groundwater levels in both monitoring wells appear to have levelled after the cessation of the test.

5.4 Although the groundwater levels in the observation boreholes do not show a significant reaction to the abstraction test, the interference of a groundwater abstraction from BH1 and BH2 on groundwater levels in MW1 and MW2 cannot be excluded. Changes to groundwater levels could result in some groundwater depletion on the downgradient wetland system. The period of time utilised to produce the submitted pump test results is standard practice for an abstraction pump test under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (As Amended) (CAR), but this limited monitoring event does not allow for an evaluation of the long term pumping effects, which will be provided following longer term monitoring.

5.5 Based on the information submitted to date, we consider that the proposed borehole abstractions are likely to be consentable under CAR but will be subject to a quantitative assessment of the groundwater depletion on the downgradient wetland, long term monitoring at MW1 and MW2 (and possibly other monitoring wells if needed), monitoring review and possible limitation to abstraction rates under CAR. We therefore remove our objection on this matter but we advise that it would be in the applicant's best interests to put a contingency plan in place as, should the longer term monitoring demonstrate a groundwater depletion on the downgradient wetland system, SEPA will be obliged to reduce the permitted abstraction rate under CAR. For example, should the permitted abstraction rate be reduced then it may be that alternate water supplies options are limited and the establishment of the golf course will take longer. The applicant should plan for these uncertainties. For the avoidance of doubt, the monitoring schedule will be agreed with us as part of the CAR determination process.

5.6 We welcome the revised reservoir design as shown in Drawing CL1001 dated 2 January 2018. This will hopefully enable the development of a more natural waterbody with biodiversity opportunities. The applicant should note our regulatory advice regarding the reservoir below.

13.1 Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) for the proposed water abstraction, waste water drainage and watercourse crossings. As highlighted in Section 5.5 above, it would be in the applicant's best interests to put a water supply contingency plan in place as, should the longer term monitoring demonstrate a groundwater depletion on the downgradient wetland system, we will be obliged to reduce the permitted abstraction rate under CAR.

13.2 Management of surplus soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011. Proposed crushing or screening will require a permit under The Pollution Prevention and Control (Scotland) Regulations 2012.

13.3 You will need to apply for a construction site licence under CAR for water management across the whole construction site. These applies to sites of 4ha or more in area, sites 5 km or more in length or sites which contain more than 1ha of ground on a slope of 25 degrees or more or which cross over 500m of ground on a slope of 25 degrees or more. It is recommended that you have pre-application discussions with a member of the regulatory team in your local SEPA office.

13.4 If the proposed reservoir is going to hold 25,000 m³ or more of water above the natural level of the land then it will fall under the Reservoirs (Scotland) Act 2011. We have produced a number of guidance documents and briefing notes for reservoir managers to help them comply with the legislation and these can be found at www.sepa.org.uk/regulations/water/reservoirs/

13.5 Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office.

7.5 **Scottish Natural Heritage (SNH):** Objections - withdrawn. Further information on the effects of water abstraction, and advice from SEPA on its consentability through Controlled Activities Regulations, allows us to withdraw our holding objection of 20 December with regard to these impacts on the Dornoch Firth and Loch Fleet SPA, Ramsar site and Loch Fleet SSSI. a) Borehole water abstraction component - Teal and Wigeon (Water quantity)

In our view, this proposal is likely to have a significant effect on SPA teal and wigeon as a result of less water being in the dune slacks during winter months. Consequently, Highland Council, as competent authority, is required to carry out an appropriate assessment in view of the site's conservation objectives for its qualifying interests.

To help you do this we advise that, in our view, based on the information provided, the proposal will not adversely affect the integrity of the site. The appraisal we carried out considered the following issues:

- Water abstraction is regulated by SEPA under the Controlled Activities Regulations (CAR). We previously (December 2017) adopted a holding objection to the borehole abstraction because SEPA were not in a position to advise us on either the impacts or consentability of the abstraction. SEPA has now received the information it requested. Whilst SEPA is not yet in a position to be certain, they have offered us sufficient advice for us to come to a firmer conclusion about effects on the protected areas.

- In SEPA's view it is highly unlikely that the proposed borehole abstraction will have a significant detrimental effect on the availability of groundwater to the dune slack.

We consider that this offers us enough certainty to withdraw our holding objection to the planning application, notwithstanding the need for SEPA to undertake further assessment for the purposes of the CAR. The following is our understanding of how SEPA will do this:

- SEPA, as the groundwater hydrology experts, will in consultation with SNH, ensure that the volume of water abstraction from the boreholes will not exceed critical limits in order to avoid adverse impacts to site integrity through effects on the dune slack habitat supporting SPA teal and wigeon. This will be achieved through the CAR process and agreeing a detailed monitoring programme to cover the water abstraction.
- SEPA will undertake an assessment or model the effects of water abstraction using new data taken from monitoring wells and additional test pumping, as outlined in their response to the applicant under CAR (dated 2 May 2018, Ref: CAR/S/1156889).
- SEPA advise that this additional information will help to establish a seasonal abstraction pattern and calculate a groundwater trigger level. We are aware that additional monitoring is likely to continue for one year during the summer period, when groundwater is likely to be at its lowest. We anticipate this will also include a detailed monitoring regime which we are happy to comment upon in consultation with SEPA.
- In addition to the above, we support SEPA's advice that the applicants should provide a Water Management Contingency Plan. An alternative water source may need to be identified should abstraction need to be halted to avoid adverse impacts. We can provide further advice if required, in consultation with SEPA. We note SEPA would be obliged to reduce the permitted the permitted abstraction rate should longer term monitoring demonstrate a depletion on the groundwater within Coul Links.

We would encourage Highland Council and SEPA to work together in relation to completing an appropriate assessment.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 Highland Wide Local Development Plan 2012

- | | |
|----|--------------------|
| 28 | Sustainable Design |
| 61 | Landscape |

8.2 **Sutherland Local Plan (As Continued in Force, 2010)**

The general policies which applied previously in respect of the site have been superseded by the provisions of the Highland-wide Local Development Plan.

9. **OTHER MATERIAL CONSIDERATIONS**

9.1 **Draft Development Plan**

Caithness and Sutherland Local Development Plan

9.2 **Highland Council Supplementary Planning Policy Guidance**

Not applicable

9.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

10. **PLANNING APPRAISAL**

10.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

10.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

10.3 **Development Plan Policy Assessment**

The site lies outwith any designated sites within the adopted Sutherland Local Plan and forthcoming Caithness and Sutherland Local Development Plan therefore the proposal requires to be assessed primarily in terms of the general policies of the Highland-wide Local Development Plan. The application concerns a relatively straightforward proposal regarding the construction of a reservoir, drilling of boreholes and installation of related pipework. Although the application falls within the 'major' category this is a result of the total site area being over 2 hectares as a result of the distances involved with connecting the boreholes to the proposed reservoir and the proposed golf course. As the site lies within close proximity to sites designated for their natural heritage designations, a key consideration to the assessment is Policy 57 which is concerned with the Natural, Built and Cultural Heritage.

Material Considerations

Construction

The reservoir will have a footprint of 95m x 75m and the site levels drawing demonstrate that the reservoir will be dug to a depth of 3m below ground level with the embankment around the perimeter to be contoured to create a natural slope. A Construction Method Statement has been prepared which complies with the national standards concerning small embankment reservoirs. This will form part of the approved documents. Measures have also been incorporated to ensure the bank will not overtop in the event that the overflow pipe becomes blocked. No blasting or rock

excavation is required as part of the construction process. In terms of safety, the reservoir will be surrounded on the top of the bank by a 1.5m high agricultural stock fence with two rows of barbed wire at the top and a strand of barbed wire at the bottom. This fencing will meet with the requirements of the Health and Safety Executive whilst also being commensurate with the rural location.

Visual Impact

The reservoir has been positioned on the flattest point of the chosen field in order to minimise earth movement and visual impact. This also minimises the distance of the pipework required to link the reservoir to the two boreholes located to the north west. As noted above, the reservoir will have a depth of 3m with embankments contoured to provide a natural slope. The resulting impact will be that the appearance of the reservoir will be that of a small lake, surrounded by bankings consisting of the same vegetation mix as that currently seen on site. Taking all of these factors into account it is not considered that the proposal would result in any significantly adverse visual impact.

Roads Impact

The supporting information notes that the length of the construction period is anticipated to be 4-6 weeks and that no disruption of traffic is expected. The total extra traffic to the normal site vehicular traffic is expected to include:

- 1 HGV low loader - 4 visits in approx. 6 weeks
- 1 site van - 1 visit per day for 6 to 8 weeks
- 1 specialist contractor van - 1 visits per day for 6 weeks

Delivery of materials is expected to be by means of 3 visits by one 13 tonne lorry.

Transport Planning outline that these movements are relatively few in number as earthworks associated with the development will be balanced as such that no bulk import or export of earthworks materials to/from the site will be required. Accordingly the impact on the local road network is likely to be minimal. As this application and the wider golf course application are interdependent, the site access and routes for construction vehicles for each will be the same. As such, the same matters will require to be addressed, specifically:

- The site access at its junction with the C1026;
- Mitigation measures on the C1026
- The establishment of a Construction Traffic Management Plan.

Restoration

As noted above, as the proposal is concerned with the development of a proposed golf course, the agent has been asked to provide a restoration bond. This will ensure the site can be restored in the event that 1) the golf course does not go ahead and 2) the developer does not undertake site restoration. This would allow money to be made available to the Council in order to complete site restoration works if required. The bond has been set at £36,450. The Council's Project Design Unit have indicated this figure is acceptable. A detailed Restoration Plan has been submitted as part of the application and this will also form part of the approved plans.

Ecological Impact

An ecological assessment has been submitted alongside the application. This outlines that botanical interest was very low, with moderate bird interest around the periphery and outside the working footprint. As such the assessment concludes that they will not be impacted by the proposed development providing attention is given to appropriate onsite working and haulage routes and that any work is undertaken outside of the breeding season (March to August).

Water Extraction and Impact on Designated Sites

The proposal lies in close proximity to a number of designated sites and SEPA have advised that there could be a hydrological connection between the dune slack habitat and the bedrock aquifer where the permanent abstraction is proposed.

SEPA advise that the proposed development will require a licence under the Controlled Activities Regulations and that based on the information received, the proposal is capable of obtaining a licence. 13.1 Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) for the proposed water abstraction, waste water drainage and watercourse crossings. As highlighted in Section 5.5 above, it would be in the applicant's best interests to put a water supply contingency plan in place as, should the longer term monitoring demonstrate a groundwater depletion on the downgradient wetland system, we will be obliged to reduce the permitted abstraction rate under CAR.

SNH have provided comments with regard to impact on designated sites as follows:

- **Dornoch Firth and Loch Fleet Special Protection Area (protected for its range of non-breeding waterfowl and osprey) and Loch Fleet of Special Scientific Interest (SSSI) and Dornoch Firth and Loch Fleet Ramsar Site**

SNH have also advised that the proposal is likely to have a significant effect on greylag geese and curlew, which could be disturbed from feeding on nearby fields. In particular the proposal, combined with the proposed access route, is likely to cause some disturbance to greylag geese and curlew. However, SNH advise that these works are likely to be temporary, indicating that disturbance levels will subside. These SPA species may also continue to use the adjacent fields for feeding. SNH have confirmed that based on SEPA's view, it is highly unlikely that the proposed borehole abstraction will have a significant detrimental effect on the availability of groundwater to the dune slack. This allows SNH to withdraw its holding objection to the planning application, notwithstanding the need for SEPA to undertake further assessment for the purposes of the Controlled Activities Regulations.

10.5 Other Considerations – not material

Some issues which have been raised in representations cannot be considered material considerations as they do not specifically relate to this proposal which is concerned with the drilling of bores, formation of reservoir and installation of pipework only i.e. they relate to the development of the proposed golf course - both in terms of objections and support comments.

10.6 Matters to be secured by Section 75 Agreement

As noted previously, a restoration bond is required in order to secure reinstatement of the reservoir. Although this application is considered to be acceptable on its own merits, the bond is required as it is not clear whether the associated proposed golf course will go ahead. The suggested bond will require to be secured via Section 75 Agreement or alternative legal mechanism.

11. CONCLUSION

11.1 As noted within this report, the application concerns are relatively straightforward proposal to provide a reservoir and two boreholes however concerns were raised by statutory consultees regarding water abstraction and the potential impacts on the natural heritage interests close to the site. Following receipt of additional information, these concerns have now been addressed largely through the need for the proposal to be subject to the Controlled Activities Regulations process governed by SEPA. Concerns have also been raised by objectors about the speculative nature of the proposal in association with the proposed Coul Links Golf Course. Such concern are understood and have led to the requirement for a restoration bond to be secured; this will allow the site to be effectively restored should this proposal proceed on its own. All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

12. IMPLICATIONS

- 12.1 Resource – Not applicable
- 12.2 Legal –Not applicable
- 12.3 Community (Equality, Poverty and Rural) –Not applicable
- 12.4 Climate Change/Carbon Clever –Not applicable
- 12.5 Risk – Not applicable
- 12.6 Gaelic – Not applicable

13. RECOMMENDATION

Action required before decision issued	N	
Notification to Scottish Ministers	N	
Notification to Historic Scotland	N	
Conclusion of Section 75 Agreement	Y	Restoration Bond
Revocation of previous permission	N	

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons / notes to applicant :

1. No development shall commence until a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority (Roads Operations Manager, Community Services). The CTMP shall minimise and control the impact of construction related traffic and, as a minimum, shall include the following:
 - Proposed measures to mitigate the impact of construction traffic on the routes to the site following assessment of the affected roads;
 - Details of the site compound, including temporary parking arrangements for site personnel;
 - Details of appropriate traffic management measures to be established and maintained for the duration of the construction period.
 - Measures to ensure that all affected public roads are kept free of mud and debris arising from construction traffic.

Thereafter the development shall proceed in accordance with the approved CTMP.

Reason: In order to ensure the safety and free flow of traffic on the public road, facilitate servicing outwith the carriageway and maintain the integrity of the public road carriageway.

2. The works hereby approved shall be undertaken in accordance with the approved ecological assessment (docquetted hereto). Specifically works should be undertaken outwith the bird breeding season of March to August inclusive.

Reason: To avoid any adverse ecological impact.

3. For the avoidance of doubt the restoration of the development hereby approved shall be undertaken in accordance with the approved 'Restoration Detail', docquetted hereto.

Reason : To ensure that any development which has ceased to serve its intended purpose is removed from the site, in the interests of visual amenity.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:
<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_or_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

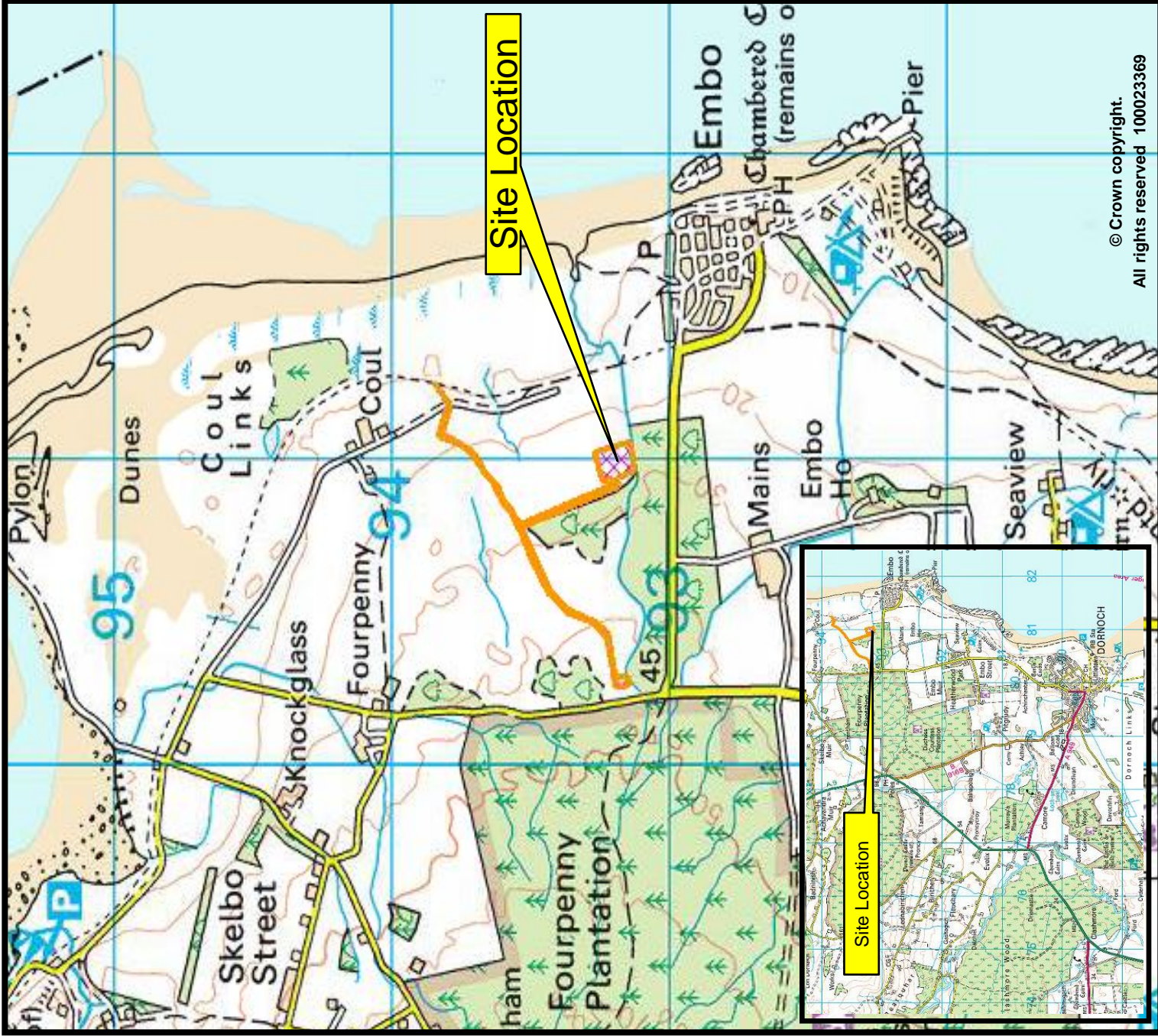
Protected Species - Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Designation:	Area Planning Manager - North
Author:	Gillian Webster
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Location/Site Layout Plan EC106722-01-001 Plan 2 – Proposed Site Layout Plan EC106722-01-002 Plan 3 – Location/Site Layout Plan EC106722-01-003 Plan 4 - Site Level Plan (Reservoir) CL1001 Plan 5 - Restoration Detail



© Crown copyright.
All rights reserved 100023369



17/04404/FUL

Drilling of two boreholes and construction of water storage reservoir (maximum capacity 20000cu.m) for irrigation of (future) golf course at Land 860m South of Coull Farmhouse, Skelbo.

May 2018



Development & Infrastructure
Service



Legend

Red line boundary



Drawing details

client: Links Houses at Royal Donnooch	project: Coul Links Golf Course Development	drawing title: Coul Links Golf Course Development - Ordnance survey Drawing no: EC156722 01 003	drawn by: MR checked by: JT date: 18.09.2017 scale: 1:2000 @ A1
--	---	--	--

Revision history

revision	details	DR	CH	AP	date

Drawing status

Draft for information

Notes

This drawing, design and information is subject to copyright of the Surveyors Tool Research Institute (STRI). It must not be reproduced in any way without written permission of the company.

It is the contractor's responsibility to ascertain the location of all services prior to the commencement of work. Setting out shall be the responsibility of the contractor, any discrepancies shall be reported and clarified at the earliest opportunity.

STRI

St Ives Estate
Bingley
West Yorkshire
BD16 1AU

tel: 01274 565131
fax: 01274 561891
email: cad@stri.co.uk
web: stri.co.uk



Legend

- Red line boundary
- Proposed irrigation pipe work
- Proposed borehole outlet pipe

Drawings Details

client: Wentwood Golf Club	project: Wentwood Golf Club Irrigation Scheme	drawing title: Irrigation Scheme Proposed Borehole Outlet Pipe	revision: 1
--------------------------------------	--	---	-----------------------

Project Boundary

Scale

North

This drawing and all information herein is subject to copyright in the design of the drawings by STRI. It must not be reproduced in any way without written permission of the company.
It is the contractor's responsibility to ensure the location of all services prior to the commencement of work. STRI will not be held liable for the responsibility of the contractor, any discrepancies shall be reported and clarified the earliest opportunity.

STR

Wentwood Estate
Bingley
West Yorkshire
LS21 3AT

0161 274 5000
0161 274 5001
0161 274 5002
www.stri.co.uk





Fourpenny

Sheibo Street

Healingswood Park

Application site
20,268m²

Legend

Application site

Drawing details

Client: John Horgan at KILBE Dunmurry	Project: Land Use Application Site Application	Drawing title: 2nd Int. S&P Consent Application - Planning Application Application No. Enquiries 01852 21140	Scale: 1:500 Date: 14/10/17 Scale: 1:2500 A1
---	--	--	--

Production history

Issue	Date	By	For

Drawing details

Name

The drawing design and information is subject to copyright of the design firm Research Institute STRI. It must not be reproduced or used in any form without written permission of the company.

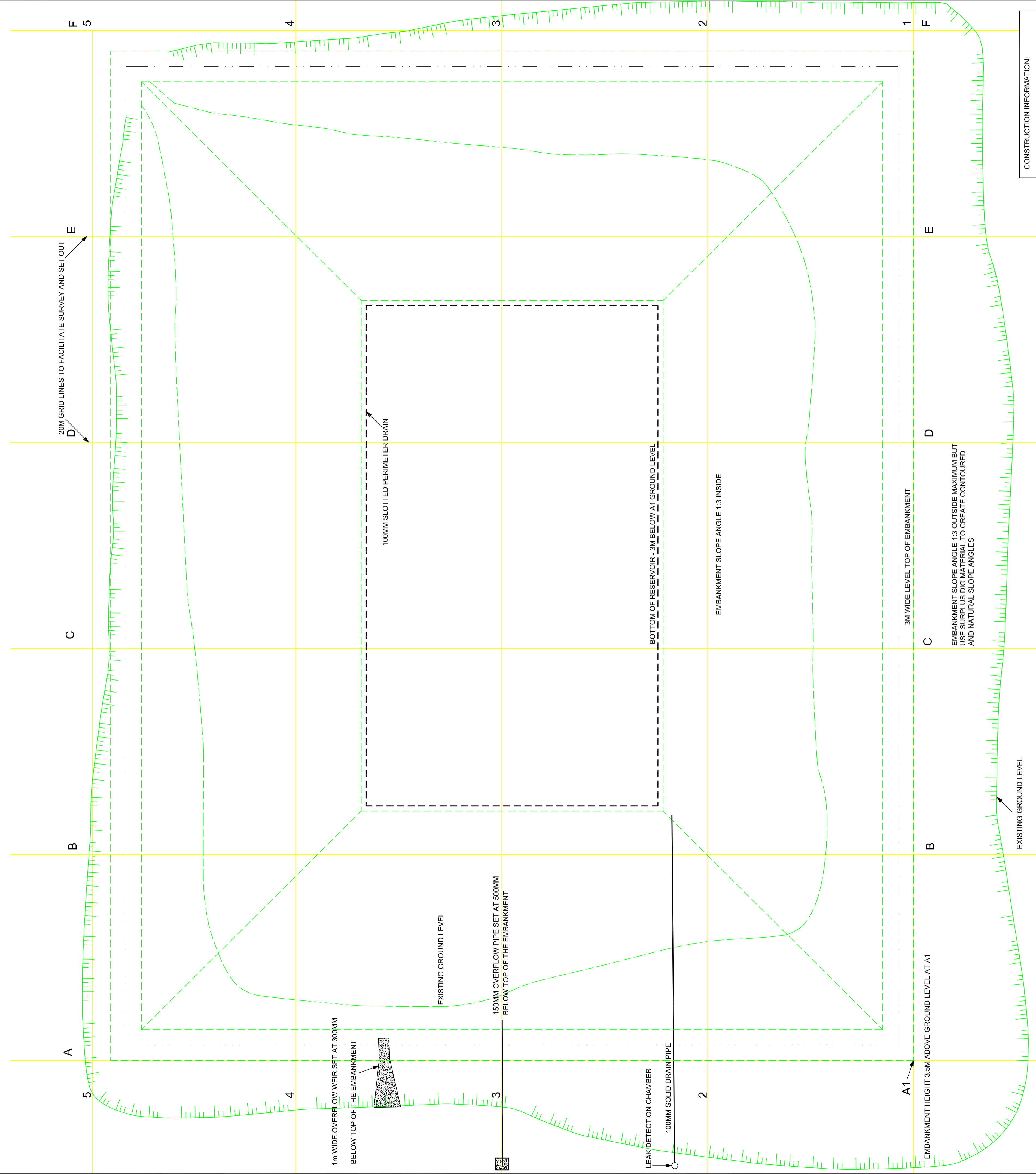
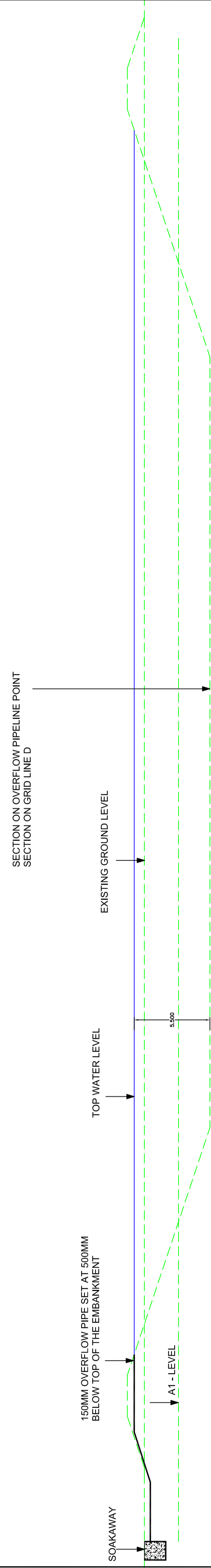
It is the customer's responsibility to ensure the location of all services prior to the commencement of work. STRI will be the responsibility of the customer. Any discrepancies shall be reported and clarified in the earliest opportunity.

SITE

John Horgan Kilbe Dunmurry 01852 21140	01852 21140 01852 21140 01852 21140
--	---

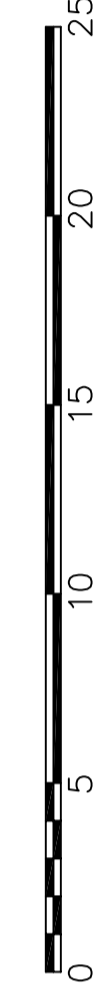


COUL LINKS RESERVOIR



CONSTRUCTION INFORMATION:

Water capacity to overflow level:	20,000m ³
Soil capacity:	15,000m ³
Embankment soil volume:	10,000m ³
Surplus soil to be used for shaping:	5,000m ³
Size from centre line of 3m top:	95m x 75m
Approximate liner area:	9000m ²
Design meets the specification	
For small embankment reservoirs:	CIRIA 151



Restoration Detail – Coul Links Storage Reservoir – 29th August 2017

These instructions are to be used in conjunction with:

- Drawing ref. CL1001 issue 1 July 28th 2017.
- Photographs taken during the construction process. (To be added later)

Introduction:

The reservoir will be full of water at this time and built to the original specification and drawing CL1001 issue 1. The surrounding area will have been planted and fully established. The purpose of the specification below is to remove the reservoir and restore the ground to the original condition. There was a gentle slope from North to South with an approximate top soil depth of 50mm over the top of a gravelly sand mix that remained consistent to 3.5 meters. While the soil was moist there was no sign of running water within the trial hole dug to 3 metres in the centre of the proposed location. In order to assist with the restoration of the site photographs are to be taken during the construction process to ensure the area can be restored to the original condition should it be necessary. This way all the undulations and plantings can be correctly reproduced. All the boundaries of the reservoir construction are to be surveyed accurately so the areas disturbed by the construction can be identified easily and remodelled to the original condition.

Preparation and restoration:

1. The area around the entire development should be made secure with safety fencing having the necessary warning signs posted at regular intervals. There should be sufficient room for the contractors to work within the fencing at all times, including all top soil storage and site facilities and skips.
2. The reservoir is to be drained using a 3 inch contractor pump and discharge pipe to the Southern Burn. This should be completed at a controlled rate that does not cause erosion of the banks and flooding within the lower reaches of the burn. The actual rate will have to be determined at the time by the engineer from 2ic Consultants Ltd as it will depend on flow rate within the burn at the time.
3. Once the reservoir has been emptied the agricultural fencing can be removed carefully and stored at an agreed location on Coul Farm enabling it to be reused within the farm.
4. The deep water notices and two life belts can be removed. The life belts could be donated to the local community for use at the beach in Embo.
5. Remove and store the top soil in a marked out area away from the works so it can be replaced once the liner has been removed and the sub soil redistributed.
6. Remove the 3m wide black geotextile from the top of the liner and cut into manageable strip. Each section should be washed clean and placed into a skip ready to be taken away for recycling.
7. Remove the LDPE 1.5mm thick liner buy cutting into manageable strips as the geotextile, washing both sides before placing in another skip ready for recycling.
8. During this process the three escape ladders can be removed and disposed of in line with current regulations for tyre disposal. All rope to be placed in a

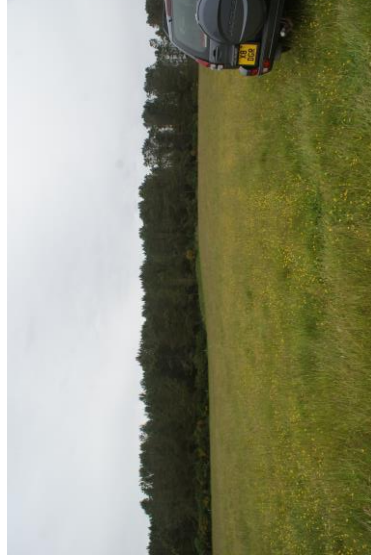
third skip clearly marked for landfill. The contractor should make sure that it is possible to walk out of the base of the reservoir at all times.

9. Remove the geotextile blanket that is installed under the liner again in strips and disposed of in the skip for landfill.
10. While the liner and geotextile are being removed the spillway weir can be removed using an excavator disposing of all the concrete and material not native to the area in the skip for landfill.
11. The course gravel (15mm in size) 150mm thick should then be removed in its entirety and removed from site. This could be washed and reused around the farm in the future, or taken back to landfill.
12. The overflow pipe 150mm in diameter, will need to be excavated and all concrete placed into the landfill skip for disposal off site. Any undamaged sections of drainage pipe can be reused if care is taken when excavating. Again all gravel is to be removed. The soak away dismantled and gravel removed from site. Again this gravel could be washed and reused about the farm as necessary.
13. Once the liner and geotextile have been removed the 100mm sub surface slotted drain around the base of the reservoir can be removed and disposed of in the land fill skip. This will likely be damaged during removal and thus should not be reused. It might be necessary for several skips for the different materials to be disposed of at the land fill site, checks will need to be made at the local site prior to works commencing.
14. Now the subsoil of the reservoir can be reshaped to form the original contours of the ground as shown in the attached spread sheet and indicated by the yellow grid lines of the attached drawing CL1001 issue 1. All in line with the excavation pictures which will be attached after the construction has taken place. The finished grade of the subsoil will be 50mm lower than the final grade ready for the top soil spread.
15. The top soil should then be replaced over the ground to give the final surface levels as before.
16. The area should now be cleared of all construction equipment and safety fencing.
17. The entire site should then be reseeded using the same grass mix that was present prior to the reservoir development. The seeding program should be completed at the most suitable time for establishment naturally.

The site levels will be set out by the engineer and checked throughout construction. If in doubt on any item, consult with Bill Hawthorn MIAgrE ASIC Chief Engineer and Director or Phil Langdon, Projects Director of 2iC Consultants Ltd
Bill's mobile 07768 353654 email bill@2ic.co.uk, or Phil's 07742 658918 phil@2ic.co.uk

Photographs of the location chosen for the proposed reservoir:

The following pictures were taken during the initial site investigations and show the location and surrounding area, soil mix and depth of excavation made on the day.



Picture A



Picture B



Picture C



Picture D



Picture E



Picture F



Picture G



Picture H

- Picture A: Looking West
- Picture B: Looking South
- Picture C: Looking North
- Picture D: Looking East
- Picture E: Breaking Ground at Location
- Picture F: Showing top soil and then subsoil
- Picture G: Range pole shows three metre depth
- Picture H: Shows bottom of excavation at three metres deep.

The pictures above are a guide for the moment and more detailed photographs will be added from the construction phase of the project.

Plan of the area:

The Google Earth image below shows the footprint location of the proposed reservoir in relation to the surrounding area and in relation to Embo Village.



Drawing ref. CL1001 Res.

The proposed reservoir construction drawing is attached to this document in a PDF format ready for the planning application. A full AutoCAD version is available on request to Zic Consultants Ltd.

Document prepared by:

Phil Langdon

Projects Director
Zic Consultants Ltd
28th August 2017