

Item: 4.2

Local Review Body: 31 March 2023.

Proposed Erection of Replacement House (One for One) with Integral Garage and Air Source Heat Pump at Rennibister, Firth (22/396/PP).

Report by Corporate Director for Strategy, Performance and Business Solutions.

1. Purpose of Report

To determine a review in light of the failure by the Appointed Officer to determine the application for planning permission for the proposed erection of a replacement house (one for one) at Rennibister, Firth, within the period allowed for determination of the application (22/396/PP).

2. Recommendations

The Local Review Body is invited to note:

2.1.

That the Appointed Officer failed to determine the application for planning permission for the proposed erection of a replacement house (one for one) at Rennibister, Firth, within the two month period allowed for determination of the application.

2.2.

That the applicant has submitted a Notice of Review in light of the failure by the Appointed Officer, referred to at paragraph 2.1 above to determine the application.

It is recommended:

2.3.

That the Local Review Body determines whether it has sufficient information, in the absence of any assessment by the Appointed Officer, to proceed to determination of the review, and if so:

- Whether to grant or refuse planning permission.
- In the event that planning permission is granted, the reasons and the detailed conditions to be attached to the decision notice.

2.4.

That, in the event the Local Review Body agrees that further information is required to determine the review, what further information is required, which parties are to be requested to provide the information, and whether to obtain further information by one or more of the following methods:

- By means of written submissions; and/or.
- By the holding of one or more hearing.

3. Background

3.1.

Planning application 22/396/PP relates to the proposed erection of a replacement house (one for one) at Rennibister, Firth.

3.2.

The Appointed Officer failed to determine the application for planning permission for the proposed erection of a replacement house (one for one) at Rennibister, Firth, within the two month period allowed for determination of this type of application. The determination period runs from the application validation date which was 15 November 2022.

3.3.

In terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, the applicant has submitted a Notice of Review, which is attached as Appendix 1 to this report.

3.4.

As the application has not been determined by the Appointed Officer, there is no Planning Handling Report available for the Local Review Body to consider. The Planning Services file, containing the plans, supporting documents and responses from consultees, is attached as Appendix 2 to this report.

4. Review Procedure

4.1.

In response to a Notice of Review “interested parties” are permitted to make a representation to the Local Review Body. “Interested parties” include any party who has made, and not withdrawn, a representation in connection with the application. No further representations were received.

4.2.

In accordance with the Council’s policy to undertake site inspections of all planning applications subject to a local review, prior to the meeting to consider the review, a site visit to Rennibister, Firth, was undertaken at 10:20 on 31 March 2023.

4.3.

If the Local Review Body decides that further procedure is required, it may decide to hold a pre-examination meeting to consider what procedures to follow in the review, or to obtain further information by one or more of the following methods:

- By means of written submissions; and/or.
- By the holding of one or more hearing(s).

4.4.

The relevant regulations state that the Local Review Body must consider and determine the review within three months from the date it was received. The Council received the Notice of Review on 23 February 2023. The review has therefore to be determined by 22 May 2023, failing which the application is deemed to be refused permission and the applicant can appeal to the Scottish Government.

5. Relevant Planning Policy and Guidance

5.1.

Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended states, “Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise....to be made in accordance with that plan...”

5.2.

The full text of the Orkney Local Development Plan 2017 (OLDP 2017) and other supplementary planning advice and guidance can be read on the Council website [here](#). Although the Orkney Local Development Plan 2017 is “out-of-date” and has been since April 2022, it is still a significant material consideration when considering planning applications. The primacy of the plan should be maintained until a new plan is adopted. However, the weight to be attached to the Plan will be diminished where policies within the plan are subsequently superseded.

5.3.

National Planning Framework 4 (NPF4) was approved by Parliament on 11 January 2023 and formally adopted by Scottish Ministers on 13 February 2023. The statutory development plan for Orkney consists of the National Planning Framework and the Orkney Local Development Plan 2017 and its supplementary guidance. In the event of any incompatibility between a provision of NPF4 and a provision of the Orkney Local Development Plan 2017, NPF4 is to prevail as it was adopted later. It is important to note that NPF4 must be read and applied as a whole, and that the intent of each of the 33 policies is set out in NPF4 and can be used to guide decision-making.

5.4.

As the review for non-determination has been sought before any assessment of the application has been carried out, the proposed development has not been assessed

in relation to the relevant policies of the Local Development Plan or NPF4, and the consultation responses have not been considered.

6. Corporate Governance

This report relates to the Council complying with its statutory duties as a Planning Authority and therefore does not directly support and contribute to improved outcomes for communities as outlined in the Council Plan and the Local Outcomes Improvement Plan.

7. Financial Implications

All resources associated with supporting the review procedure, mainly in the form of staff time, are contained within existing Planning Service revenue budgets.

8. Legal Aspects

8.1.

Under the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 where there is a failure by the Appointed Officer to determine an application for planning permission for local development within the period allowed for determination of the application, the applicant is entitled to seek a review of that decision by the Local Review Body.

8.2.

The procedures to be followed in respect of the review are as detailed in section 4 above.

9. Contact Officers

Karen Greaves, Corporate Director for Strategy, Performance and Business Solutions, extension 2202, Email karen.greaves@orkney.gov.uk

Angela Kingston, Clerk to the Local Review Body, Email angela.kingston@orkney.gov.uk

Susan Shearer, Planning Advisor to the Local Review Body, extension 2533, Email susan.shearer@orkney.gov.uk

Roddy Mackay, Planning Advisor to the Local Review Body, extension 2530, Email rodny.mackay@orkney.gov.uk

Stuart Bevan, Legal Advisor to the Local Review Body, Email stuart.bevan@orkney.gov.uk

Georgette Herd, Legal Advisor to the Local Review Body, Email georgette.herd@orkney.gov.uk

10. Appendices

Appendix 1 – Notice of Review (pages 1 – 4).

Appendix 2 – Planning Services File (pages 5 – 40).

Pages 1 to 40, can be viewed at [here](#), clicking on “Accept and Search” and inserting the planning reference “22/396/PP”.

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect
of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)
Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes Provided when completing this form. Failure to supply all the relevant information could invalidate Your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	<input type="text" value="Mr"/>	Ref No.	<input type="text"/>
Forename	<input type="text" value="Alistair"/>	Forename	<input type="text"/>
Surname	<input type="text" value="Watson"/>	Surname	<input type="text"/>
Company Name	<input type="text"/>	Company Name	<input type="text"/>
Building No./Name	<input type="text" value="Rennibister Farm"/>	Building No./Name	<input type="text"/>
Address Line 1	<input type="text"/>	Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>	Address Line 2	<input type="text"/>
Town/City	<input type="text" value="Kirkwall"/>	Town/City	<input type="text"/>
Postcode	<input type="text" value="KW15 1TX"/>	Postcode	<input type="text"/>
Telephone	<input style="background-color: black; color: black;" type="text"/>	Telephone	<input type="text"/>
Mobile	<input style="background-color: black; color: black;" type="text"/>	Mobile	<input type="text"/>
Fax	<input style="background-color: black; color: black;" type="text"/>	Fax	<input type="text"/>
Email	<input style="background-color: black; color: black;" type="text"/>	Email	<input type="text"/>
3. Application Details			
Planning authority	<input type="text" value="Orkney Islands Council"/>		
Planning authority's application reference number	<input type="text" value="22/396/PP"/>		
Site address	<input type="text" value="Rennibister Farm"/> <input type="text" value="Kirkwall"/> <input type="text" value="Orkney"/> <input type="text" value="KW15 1TX"/>		
Description of proposed development	<input type="text" value="Erect a replacement house (one for one) with an integral garage and an air source heat pump"/>		

Date of application Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application) Application for planning permission in principle Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition) Application for approval of matters specified in conditions

5. Reasons for seeking review

Refusal of application by appointed officer Failure by appointed officer to determine the application within the period allowed for determination of the application Conditions imposed on consent by appointed officer

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions One or more hearing sessions Site inspection Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land? Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

On a farm so safer if we accompany any inspectors, inspection by appointment only.

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. **Note:** you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

As per your letter dated 22nd November 2022, you gave the date of 15th January 2023 by which if we had not received a decision on our application we could fill out this review form. Indeed we are now at the end of February and have had no further communication from yourselves. We would be grateful if you could look into this as we want to press on with our development.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form

Statement of your reasons for requesting a review

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature: Name: Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.



Council Offices School Place Kirkwall KW15 1NY Tel: 01856 873 535 (ex 2504) Email: planning@orkney.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100605480-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of dwelling house and associated site works via 1 for 1 replacement.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place? Yes No
 (Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Rennibister"/>
First Name: *	<input type="text" value="Alistair"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Watson"/>	Address 1 (Street): *	<input type="text" value="Rennibister Farm"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="Firth"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KW15 1TX"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Orkney Islands Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="RENNIBISTER"/>
Address 2:	<input type="text" value="FIRTH"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="KIRKWALL"/>
Post Code:	<input type="text" value="KW15 1TX"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="1012572"/>	Easting	<input type="text" value="339721"/>
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

General discussion and ongoing email correspondence with Planning officer regarding the building of a new dwelling house at Rennibister farm via 1 for 1 building replacement. Relevant drawings and overall site development proposals and possible future development information emailed and discussed. Generally agreed on the proposals put forward and taken as pre application advise.

Title:	<input type="text" value="Mr"/>	Other title:	<input type="text"/>
First Name:	<input type="text" value="Jamie"/>	Last Name:	<input type="text" value="Macvie"/>
Correspondence Reference Number:	<input type="text"/>	Date (dd/mm/yyyy):	<input type="text" value="27/07/2021"/>

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

Please state the measurement type used: Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Existing Derelict building used for 1 for 1 replacement.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? * Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

3

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

 Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

 Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

 Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

 Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

 Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

 Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Bin Storage shown on proposed house layouts. please refer to drawing no. 005

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Do you have any agricultural tenants? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: Mr Alistair Watson

On behalf of:

Date: 02/11/2022

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	≤	Yes	T	N/A
A Design Statement or Design and Access Statement. *	T	Yes	≤	N/A
A Flood Risk Assessment. *	≤	Yes	T	N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	≤	Yes	T	N/A
Drainage/SUDS layout. *	≤	Yes	T	N/A
A Transport Assessment or Travel Plan	≤	Yes	T	N/A
Contaminated Land Assessment. *	≤	Yes	T	N/A
Habitat Survey. *	≤	Yes	T	N/A
A Processing Agreement. *	≤	Yes	T	N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Alistair Watson

Declaration Date: 02/11/2022

Payment Details

Online payment: 071546

Payment date: 02/11/2022 12:22:37

Created: 02/11/2022 12:22

Grant Solar Range

Solar Thermal Systems from Grant allow householders to utilise the power of the sun to provide hot water to their home. An environmentally responsible alternative to traditional energy sources and fossil fuels, solar thermal technology has zero CO₂ emissions and efficiently uses the energy from the sun within a central heating system. Grant Solar Thermal systems are compatible with different types of roof and easily incorporate into an existing or new heating system so accessing the benefits of the inexhaustible supply of sunshine is made simple and easy.



10
year
guarantee*

www.grantuk.com



*When installed by a G1 Installer.
Subject to full T&C's.

Grant Solar Thermal Technology

Roof mounting options

Almost any roof type is suitable for solar thermal but, when choosing an appropriate system, there are a couple of factors worth considering. Positioning the collectors in a south-facing arrangement could gain 100% of available solar energy during a day whereas a south-east or south-west facing roof will have a reduction in yield of 5-10%.

Grant's Solar Thermal systems are designed to suit both sloping and flat roofs with on-roof, in-roof and flat roof mounting arrangements available.

On-Roof

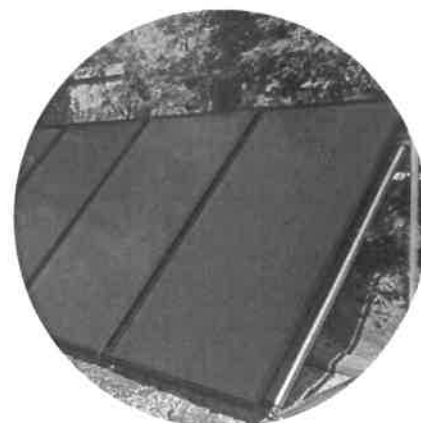
Using the on-roof mounting system, the Sahara collectors are quickly and easily located above the roof tiles or slates using brackets and a mounting rail attached directly to the roof trusses. This system is available with fixing brackets suitable for all roof tile types and on roof pitch ranges from 20° to 60°.

In-Roof

With the in-roof mounting arrangement, the collectors are set into the roof tiles or slates ensuring a low-profile appearance. The roof surface beneath is closed within an aluminium weathering cassette incorporating flashings and drainage channels. In new build applications, this mounting option offers an additional benefit of reducing roofing costs because tiles are not required beneath the installation.

Flat Roof

The third mounting option from Grant is the flat-roof system. This system is based upon the on-roof design with the mounting rails fitted to a rigid inclined frame structure. This method allows the collectors to be positioned quickly and easily on a flat roof or other flat surface.



Kits

On-Roof | Portrait

GSSKIT0	1 collector kit
GSSKIT1	2 collector kit
GSSKIT2	3 collector kit

On-Roof | Landscape

GSSKIT1LAND	2 collector kit
-------------	-----------------

In-Roof | Portrait | Tile

GSSKIT15	1 collector kit
GSSKIT3	2 collector kit
GSSKIT4	3 collector kit

In-Roof | Portrait | Slate

GSSKIT16	1 collector kit
GSSKIT17	2 collector kit
GSSKIT18	3 collector kit

In-Roof | Landscape | Tile

GSSKIT15LAND	1 collector kit
GSSKIT3LAND	2 collector kit
GSS3ILT1	3 collector kit






In-Roof | Landscape | Slate

GSSKIT17LAND	2 collector kit
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Flat Roof | Portrait

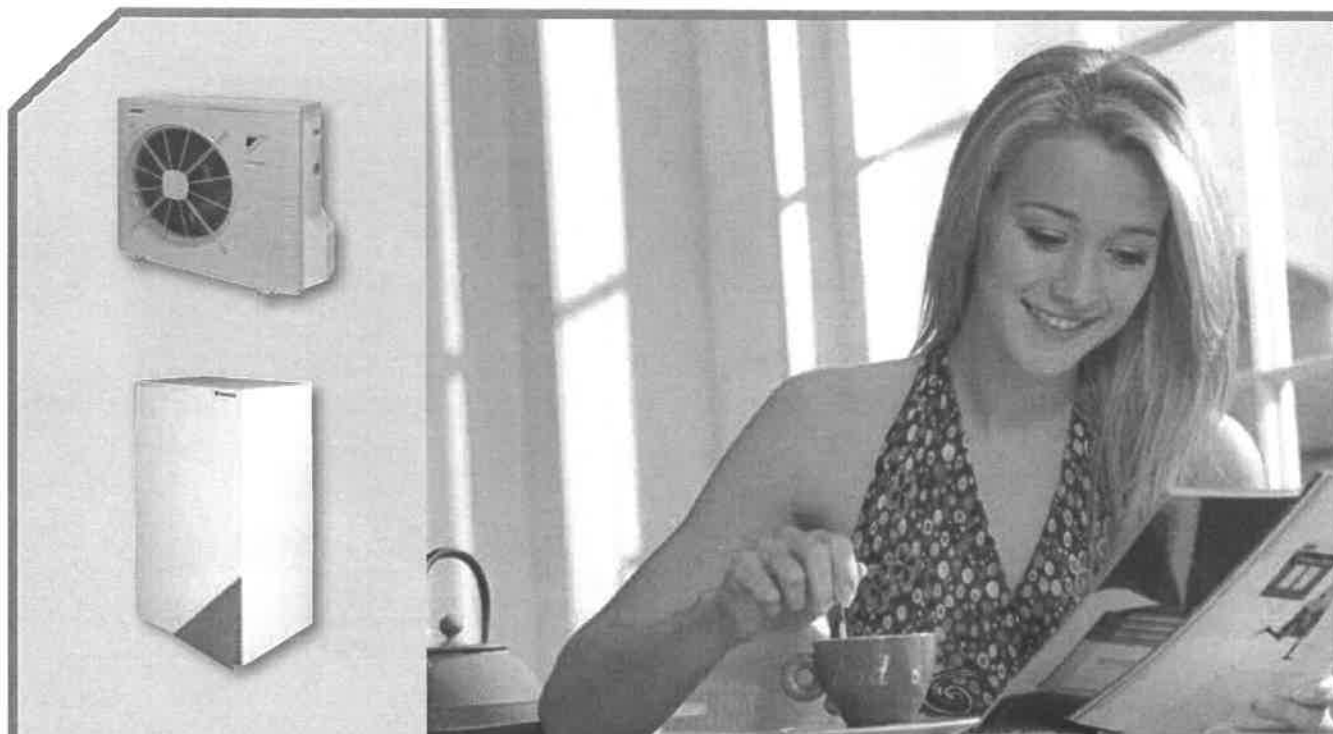
GSSKIT5	2 collector kit
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Features

-  82.6% collector efficiency
-  Significantly lower CO₂ emissions
-  Dramatically reduced annual fuel bills
-  Minimum maintenance
-  Eligible for RHI payments



your comfort. **our world.**



ERLQ-C 4-16kW

Daikin Altherma LT

Low Temperature Split AWHP

Daikin is the number one choice for Air-Water Heat Pump (AWHP) technology, with over 50 years design and manufacturing experience of refrigeration and compressor technology.

The new and advanced Daikin Altherma Low Temperature (LT) Split offers even higher running cost savings than the original Altherma LT. With lower energy consumption at higher efficiencies, a smaller indoor hydrobox, back-lit easy to use controls, and the latest Daikin inverter compressor for a flexible renewable heating solution. The Altherma LT ranges from 4kW to 16kW, the full range is designed to operate down to -25°C and designed to withstand even the toughest winter climates.

Complete comfort for all the family – Daikin Altherma LT Split provides heating and domestic hot water throughout the year. The new models provide comfort with even higher efficiencies and lower running costs. Designed for installation anywhere in Europe, the new range can withstand even the toughest winter climates. A new controller with default programmed timings, and energy metering provides the user with complete control. A full range of unvented stainless steel cylinders is also available.

Installers – Split refrigerant systems offer siting flexibility as greater distances are possible between the outdoor and indoor units. The new units offer guaranteed capacity at A-15°C W55°C and will operate down to -25°C. The new controller provides enhanced commissioning functions, settings can be prepared beforehand and uploaded via PC to the units during commissioning and can be stored as a back-up. Also, the controller can log fault history.

Developers – The new 4kW model has been specially designed for today's low energy homes. The inverter compressor has a high modulation range for greater comfort in even the smallest homes. With even higher efficiencies it offers even more ways for developers to achieve Code for Sustainable Homes Level 4.

Social housing – Packed with energy saving features for even greater running cost savings, especially compared to expensive fuel systems such as oil and electric systems. The new easy-to use back-lit controller can also be installed as a modulating room thermostat, and has energy metering functionality.

Solar energy for even greater savings – Daikin Solar Thermal panels offer even greater energy savings for hot water. Offering complete flexibility and available for indirect pressurised systems in pre-defined packs for easy selection. A-frame kits for flat roofs and in-roof kits are also available.



MCS HP0006

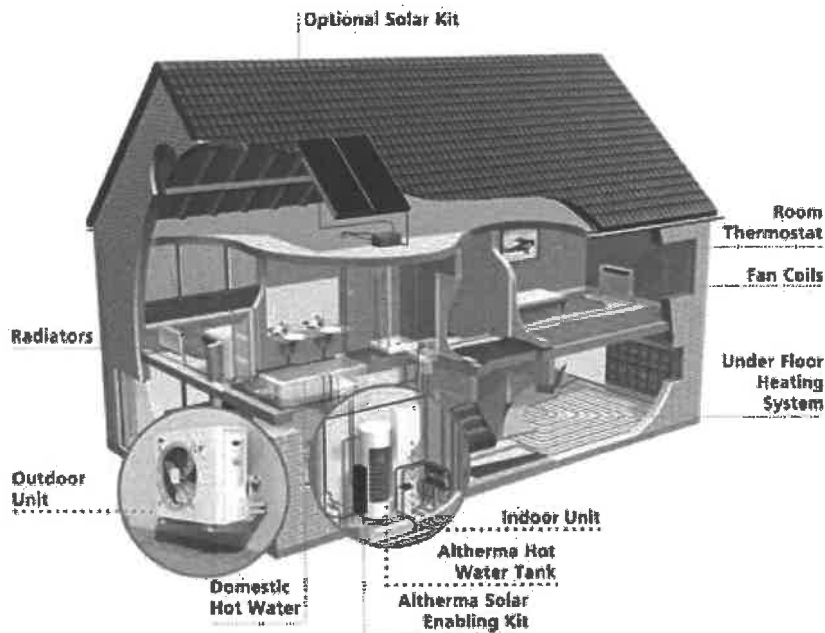




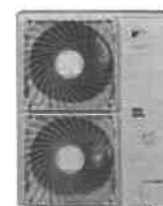
your comfort. our world.

The benefits of the NEW Daikin Altherma LT Split

- > Latest Daikin inverter technology
- > High seasonal efficiency with low running costs
- > Guaranteed operation down to -25°C
- > High efficiency 'A' label pump
- > Low power consumption, higher efficiencies
- > New indoor unit with front access for easy maintenance
- > MCS accredited
- > Designed for low temperature emitters – e.g. underfloor heating, LT radiators or heat pump convectors
- > New 4kW model ideal for new build
- > Helps achieve Code for Sustainable Homes Level 4
- > Reduced VAT 5% for domestic installations
- > Inverter compressor means no large buffer vessel



Outdoor Unit – C series			ERLQ004CV3	ERLQ006CV3	ERLQ008CV3	ERLQ011CV3	ERLQ014CV3	ERLQ016CV3
Dimensions	H x W x D	mm	735 x 832 x 307			1345 x 900 x 320		
Nominal Capacity	Heating	kW	4.4	6.0	7.4	11.2	14.5	16.0
	Cooling	kW	4.17	4.84	5.36	11.72	12.55	13.12
Nominal Input	Heating	kW	0.87	1.27	1.66	2.43	3.37	3.76
	Cooling	kW	1.8	2.07	2.34	4.31	5.08	5.73
COP (Heating)			5.04	4.74	4.45	4.60	4.30	4.25
EER (Cooling)			2.32	2.34	2.29	2.72	2.47	2.29
Operation Range	Heating	°C	-25 ~ 25			-25 ~ 35		
	Cooling	°C	10 ~ 43			10 ~ 46		
	Hot Water	°C	-25 ~ 35			-20 ~ 35		
Sound Pressure / Power Level	Heating	dB(A)	48 / 61	48 / 61	49 / 62	51 / 64	51 / 64	52 / 66
	Cooling	dB(A)	48 / 63	49 / 63	50 / 63	50 / 64	52 / 66	54 / 69
Power Supply			1-phase / 230V / 50Hz					



Nominal capacity and nominal input tested according to EN 14511 at the following conditions:

Heating: Ambient air temperature 7°C and leaving water temperature 35°C (A7 W35)

Cooling: Ambient air temperature 35°C and leaving water temperature 7°C (A35 W7)

Sound pressure level measured at 1m from the unit

Indoor Unit (wall hung)			EBBH04C3V	EBHX04C3V	EBBH08C**	EBHX08C**	EBBH16C**	EBHX16C**
Function			Heating Only	Reversible	Heating Only	Reversible	Heating Only	Reversible
To use With			ERLQ004CV3		ERLQ006-008CV3		ERLQ011-016C** / ERHQ11-016B**	
Dimensions	H x W x D	mm	890 x 480 x 344 / 380					
Leaving Water Temperature Range	Heating	°C	15~55					
	Cooling	°C	-	5~22	-	5~22	-	5~22
Drain Valve			Yes					
Material			Precoated Sheet Metal					
Colour			White					



In all of us, a green heart



Daikin's unique position as a manufacturer of air conditioning equipment, compressors and refrigerants has led to its close involvement in environmental issues. For several years Daikin has had the intention to become a leader in the provision of products that have limited impact on the environment. This challenge demands the eco design and development of a wide range of products and an energy management system, resulting in energy conservation and a reduction of waste.



Daikin Europe N.V. participates in the Eurovent Certification programme for Air conditioners (AC), Liquid Chilling Packages (LCP), Air handling units (AHU) and Fan coil units (FCU). Check ongoing validity of certificate online: www.eurovent-certification.com or using: www.certiflash.com



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Design Statement
Redundant Outbuilding 1 for 1
Rennibister Farm, Firth, KW15 1TX
Planning Reference TBC

For
Mr A & Mrs K Watson
October 2022

DEVELOPMENT INFORMATION

Introduction	This document relates to a 1 for 1 replacement house for an existing Stone Building that forms part of the Original farm/steading Buildings at Rennibister Farm in the parish of Firth. The Original farm site comprises of a mixture of buildings of which some are redundant and other are used for general storage.
Pre-Planning Advice	Pre application advise was submitted on the 27 th July 2021 and relevant correspondence was received and discussed with the Planning officer (J MacVie). All information provided within this Planning Application was based on discussions & information given out within the pre application advise received.
Description of Development	It is proposed to demolish the existing shed and leave the existing Farm house/cottage. The area of the demolished shed/outbuilding would be included as part of the new site and the existing farm access road would continue to be used.
The Overall Site	<p>Site Plan Drwg 003 notes the existing surrounding buildings. Please refer to this drawing for all uses of ground areas and boundary treatments.</p> <p><u>Buildings Noted 01</u> Buildings note 01 are existing farm building currently in use as part of the working farm, buildings will be retained.</p> <p><u>Buildings Noted 02</u> Building sNo.02 is the existing dwelling house which is currently in use but not part of this development, this building would requires extensive refurbishment and structural works to be carried out to be kept in use as a dwelling house.</p> <p><u>Buildings noted 03,05 & 05</u> All these existing buildings and are proposed to be demolished, Building no. 03 is the existing buildings which is proposed for demolition as part of the 1 for 1.</p> <p><u>Buildings noted 06,07,08 & 11</u> All these existing buildings are currently used for storage, these are to be retained as part of possible future development. Please refer to drawing 004 for details of possible future development.</p> <p><u>Buildings noted 09 & 10</u> All these existing buildings are noted for possible future demolition, Please refer to drawing 004 for details of possible future development.</p>

A new septic tank is to be located to the SW Side of the proposed site, see drawing 002 for the approximate location. All new SW/Roof water will be connected into a surface water soakaway system, size dependent on percolation test results.

Boundary treatment - Existing storage shed within boundary of the site is to be retained and the post and wire fence running parallel to the access road will be retained.

Proposed boundaries to the North, East & South are currently undefined and wire fence will be erected to match the surrounding areas.

Location	Rennibister Farm, Firth, Orkney KW15 1TX
Description of Works	Proposed 1 for 1 replacement of existing building under policy 5E(iii) at Rennibister Farm, Firth - Siting of Dwelling house & associated site works
Applicant	Mr A & Mrs K Watson
Planning History	N/A
Proposed Development	The site is located in the parish of Firth lying to the North of the main A965 Kirkwall to Finstown Road to the South. The Proposed site includes the area on which the current derelict building for demolition is located and also utilizes the current access road to the farm, site access (see Drwg 002 for details). The Site has no real distinctive features, sloping from East to West. The site is located within an existing farm steading, which utilizes the current farm courtyard for access to the site. Apart from the close surrounding farm buildings there is minimal development within the area scattered existing domestic & agricultural properties in all directions.
Setting	The proposed house, main 2 storey elevation will be orientated approximately East to West running parallel to the existing A965 road with the single storey garage block running North to South. The Site is on a fairly continuously sloping site from East to West. The main views from the living area's within the property will be to the South & West direction, with views out towards Wideford hill to the south and the Bay of Firth to the West. The main entrance and access road are located on the East facing elevations. Access to the site is via an existing road from the South of the site leading to the property. The proposed dwelling is a mixture of a 2 storey block & single storey with flat roofed link with a pitched roof design with a 40° deg. pitch.
Landform	This is a fairly consistent sloping site with the proposed property located within the flattest area of the reasonably low-lying site.

Due to the existing site level there will be some excavation work to be carried out but this should be kept to minimum as should the requirement for excessive under building. There is no tidal or flood risk. The location of the property within the landscape is generally low lying and therefore the property will not break the skyline. The nature of the land, being generally dry with downslopes, means that the risk of contamination from septic tank effluent is very low. The adequacy of drainage will be dealt with by the Building Standards process and the Scottish Environment Protection Agency as required.

Roads	The proposed house runs fairly parallel to the main Kirkwall to Finstown A965 road with the existing Farm access road and farm courtyard providing an access point to the East of the site.
Buildings	Other buildings within the farm steading and surrounding area show differing orientations of East to West & North to South and differing scales of single storey, 1 & ½ storey and 2 storey styles.
Access and parking	The parking will be to the North East of the property so that the existing access Point/road can be utilized and minimizing the requirement for hard landscaping and maximizing the extent of vegetated substrates around the property. Access to the site will be via an existing access point courtyard to the North East boundary of the site.
Outbuildings	No additional outbuildings are proposed, but the building farm is surrounded with existing outbuildings. It is proposed to demolish an existing building as part of the 1 for development, see site plan.
Site boundary	Mixture of existing walls, post and wire fencing already in place, where required this will be repaired or replaced with similar. No suburban type boundaries.
Massing	Simple mass, with 2 no. rectangular shaped buildings linked with a flat roof, main house block with a gable located centrally to break up the long Southerly facing elevation. The main entrance door is located on the East side. A gable width of approx. 8.5m wide and a 40deg. pitch roof.
Scale	The house is similar in scale to other houses in the area and will therefore not dominate neighbouring buildings nor the landscape in which it is set. The use of differing materials on the facade helps to break up the wall elevations. The site dimensions & location of the site access has been designed to take all these parameters into consideration, while still trying to keep visual links & privacy around the property.
Roof	Simple pitched roof form, 40° degree pitch, minimal eaves and verge details.
Walls	Simple detailing. Minimal features such as gable vertical boarding & Glazing to break up the long Southerly facing

elevation. The use of large glazing panels help break up the external walls/elevations.

Windows and doors

Windows and door openings have a simple vertical emphasis, horizontally proportioned, unusually shaped windows have been avoided where possible. Windows are well aligned & designed so that they face the garden areas. The living/Dining rooms view are positioned towards the South and West views, also taking advantage of sun light and solar gains.

Materials

Non-profiled tiles in dark grey or black to be agreed between Orkney Islands Council and the developers. Wall finish to be roughcast blockwork. no mixed colour finishes, details of type/colour to be agreed.

Roofing - Redland Cambrian Slate - Colour - Slate grey

Walls - White base coat with Glenarm dashing chip

Windows & Doors - UPVC, Colour - Anthracite/Ral 7016

Fascia & Soffit - UPVC, Colour - Anthracite/Ral 7016 (to match windows)

Rainwater goods - UPVC, Colour - Black

Vertical Boarding - Cedral 'Click' colour - Anthracite grey

Boundary Treatment - As per development information.

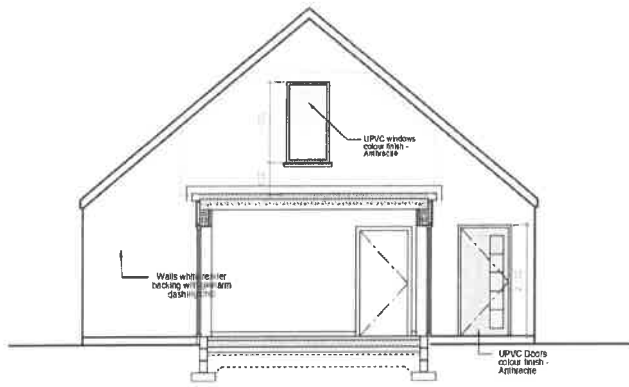
Misc.

Externally located Air Source Heat Pump - 'Daikin' ERLQ011CV3 outdoor unit 1345 x 900 x 320mm (See specification provided).

Existing Wind Turbine -

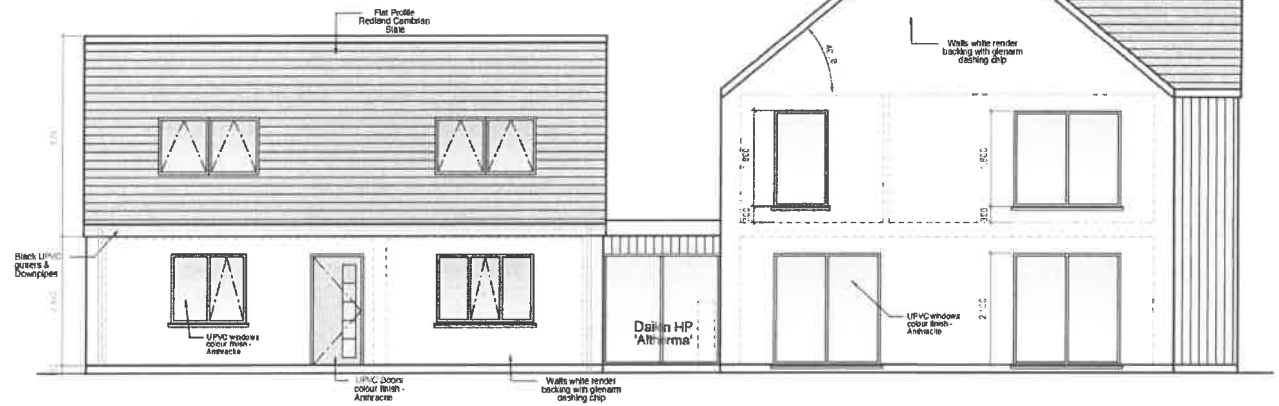
Please note that due to the proximity of the existing Wind Turbine located within the overall farm of Rennibister, a legal documentation will be provided by the client, confirming that the proposed new dwelling house will have a financial connection to the turbine.

The legal agreement would tie the new property and the turbine together and also control the occupation of the existing farmhouse. This would be included within the title deed of the new property, all to be confirmed and agreed with OIC planning Dept. and Environmental Health.



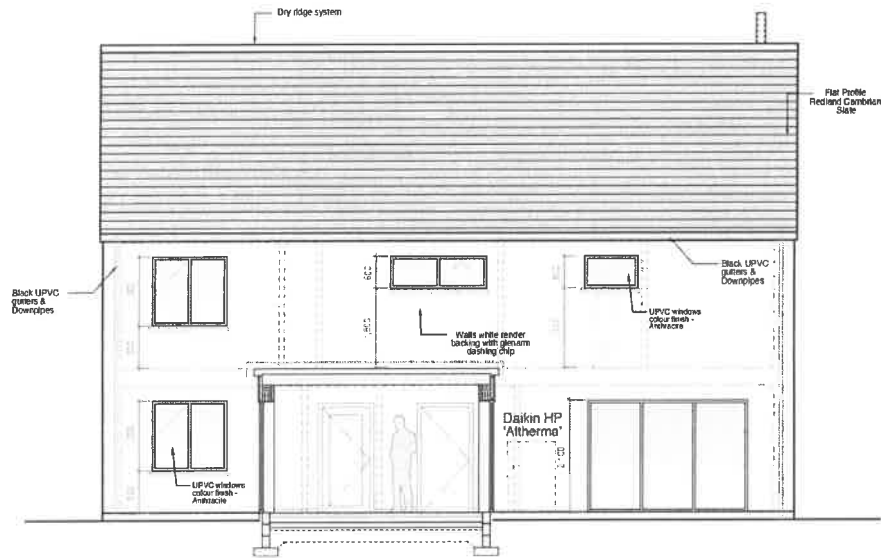
PROPOSED SECTIONAL ELEVATION B-B

SCALE: 1:50



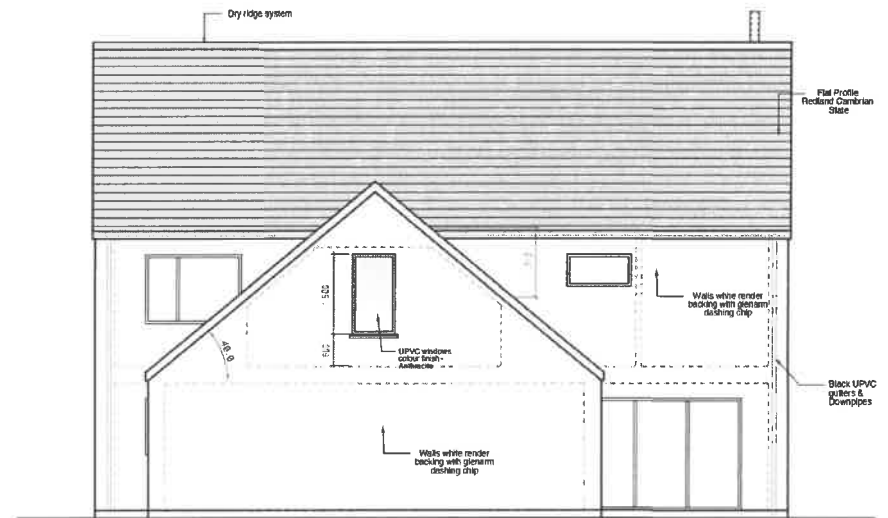
PROPOSED WEST ELEVATION

SCALE: 1:50



PROPOSED SECTIONAL ELEVATION A-A

SCALE: 1:50



PROPOSED NORTH ELEVATION

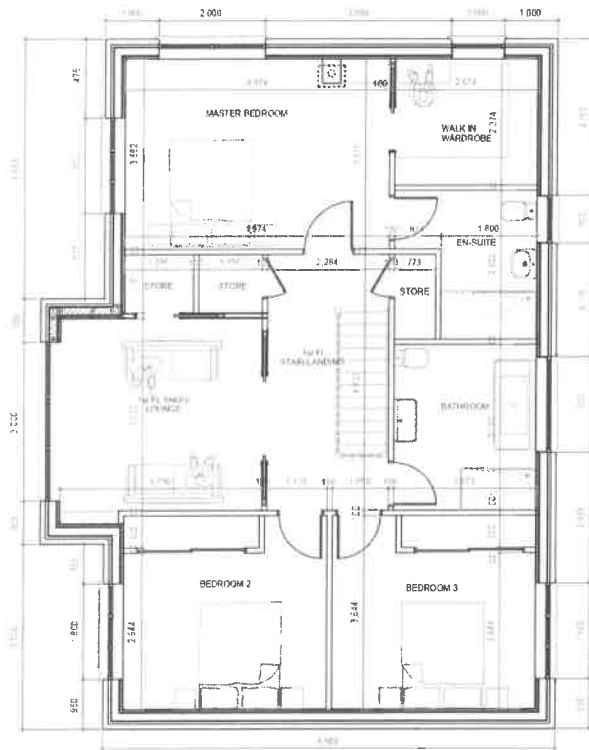
SCALE: 1:50

EXTERNAL FINISHES

- Roof - Plain Flat Profile - Cambrian Slate, Colour 'Slate Grey' or similar approved
- Walls - White Render Base with Dashing Chips in 'Glenarm'
- Windows and Doors - uPVC, Colour: Anthracite/RAL 7016
- Fascias and Soffits - uPVC, Colour: Anthracite/RAL 7016 (to match Windows/Doors)
- Rainwater Goods - uPVC, Colour: Black
- Lounge Gable/Garage - Cadral 'Click' Weatherboarding - 'Anthracite grey'
- Boundary Treatment - As per Design Development

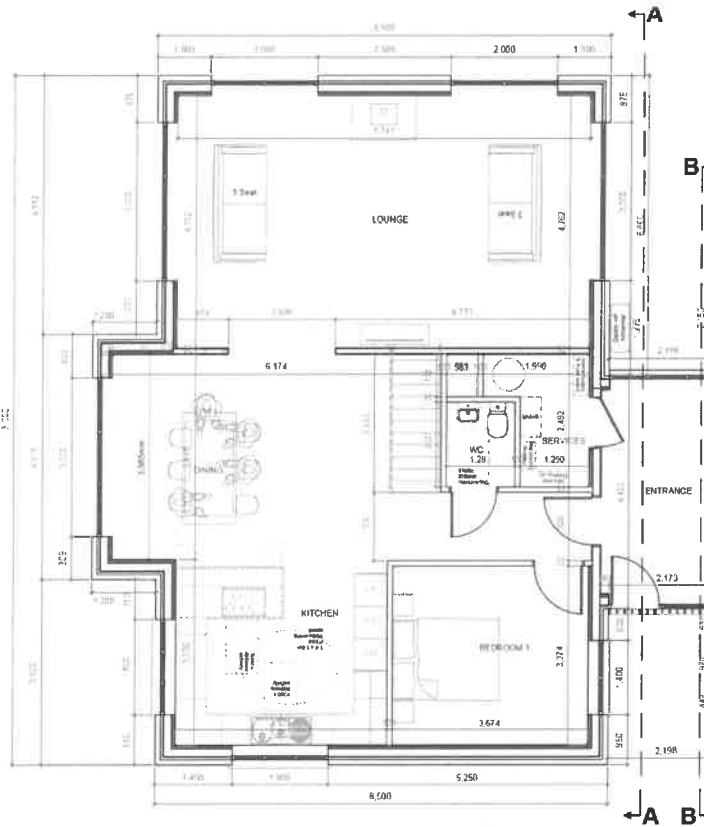
Project: Proposed 1 for 1 house Rennibister Farm, Firth	Title: Proposed Elevations & Sections	Scale: 1:50 (A1)
	Client: Mr A & Mrs K Watson	Date: 10/2022
Drwg. - 006		

Project: Proposed 1 for 1 house Rennibister Farm, Firth	Title: Proposed layout & Elevations	Scale: 1:50 (A1)
Client: Mr A & Mrs K Watson	Drwg. - 005	Date: 10/2022



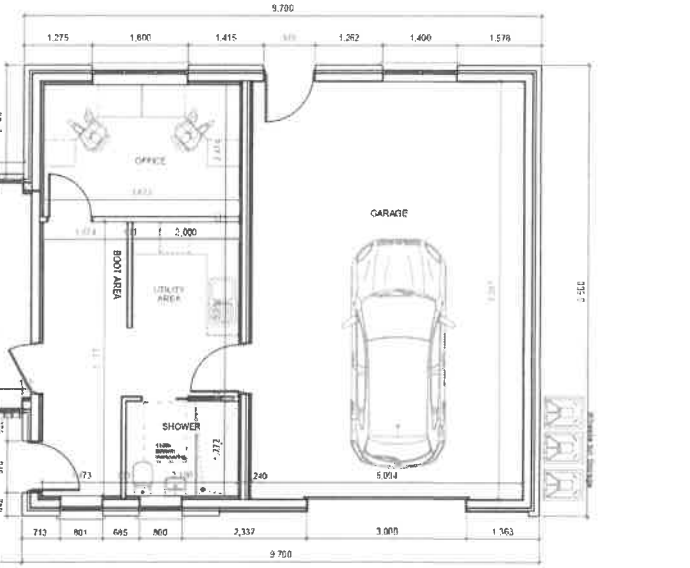
PROPOSED 1ST FLOOR LAYOUT

SCALE: 1:50



PROPOSED GRD FLOOR LAYOUT

SCALE: 1:50



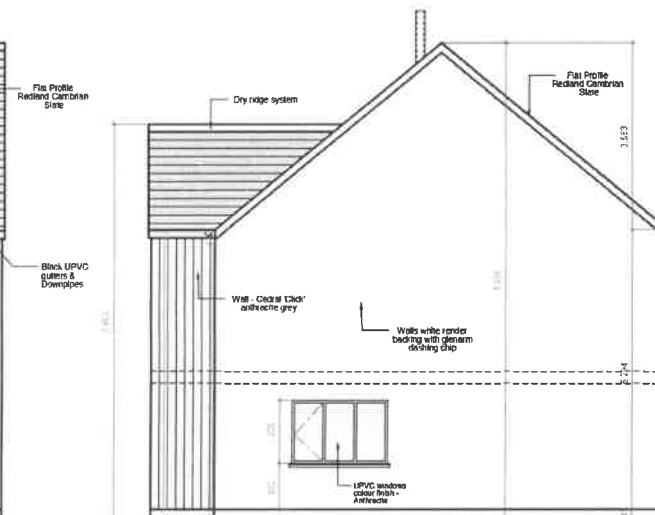
EXTERNAL FINISHES

- Roof - Plain Flat Profile - Cambrian Slate, Colour 'State Grey' or similar approved
- Walls - White Render Base with Dashing Chips in 'Glenam'
- Windows and Doors - uPVC, Colour: Anthracite/RAL 7016
- Fascias and Soffits - uPVC, Colour: Anthracite/RAL 7016 (to match Windows/Doors)
- Rainwater Goods - uPVC, Colour: Black
- Lounge Gable/Garage - Cedar 'Click' Weatherboarding - 'Anthracite grey'
- Boundary Treatment - As per Design Development



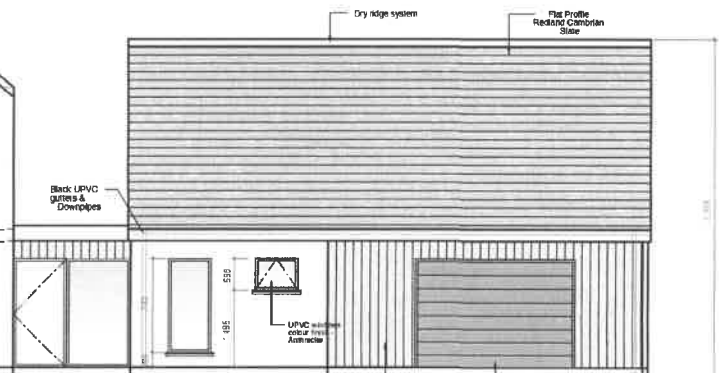
PROPOSED SOUTH ELEVATION

SCALE: 1:50



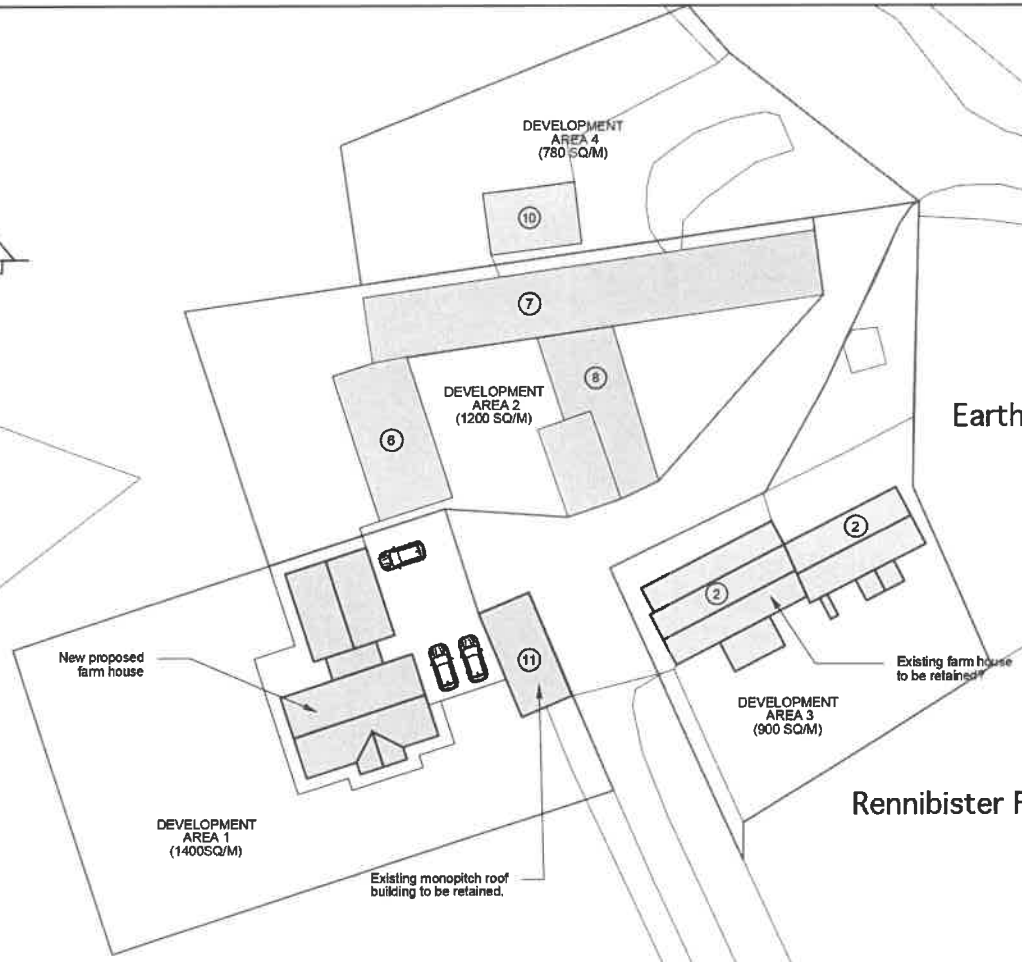
PROPOSED EAST ELEVATION

SCALE: 1:50



PROPOSED WEST ELEVATION

SCALE: 1:50



FUTURE DEVELOPEMENT

SCALE: 1:500











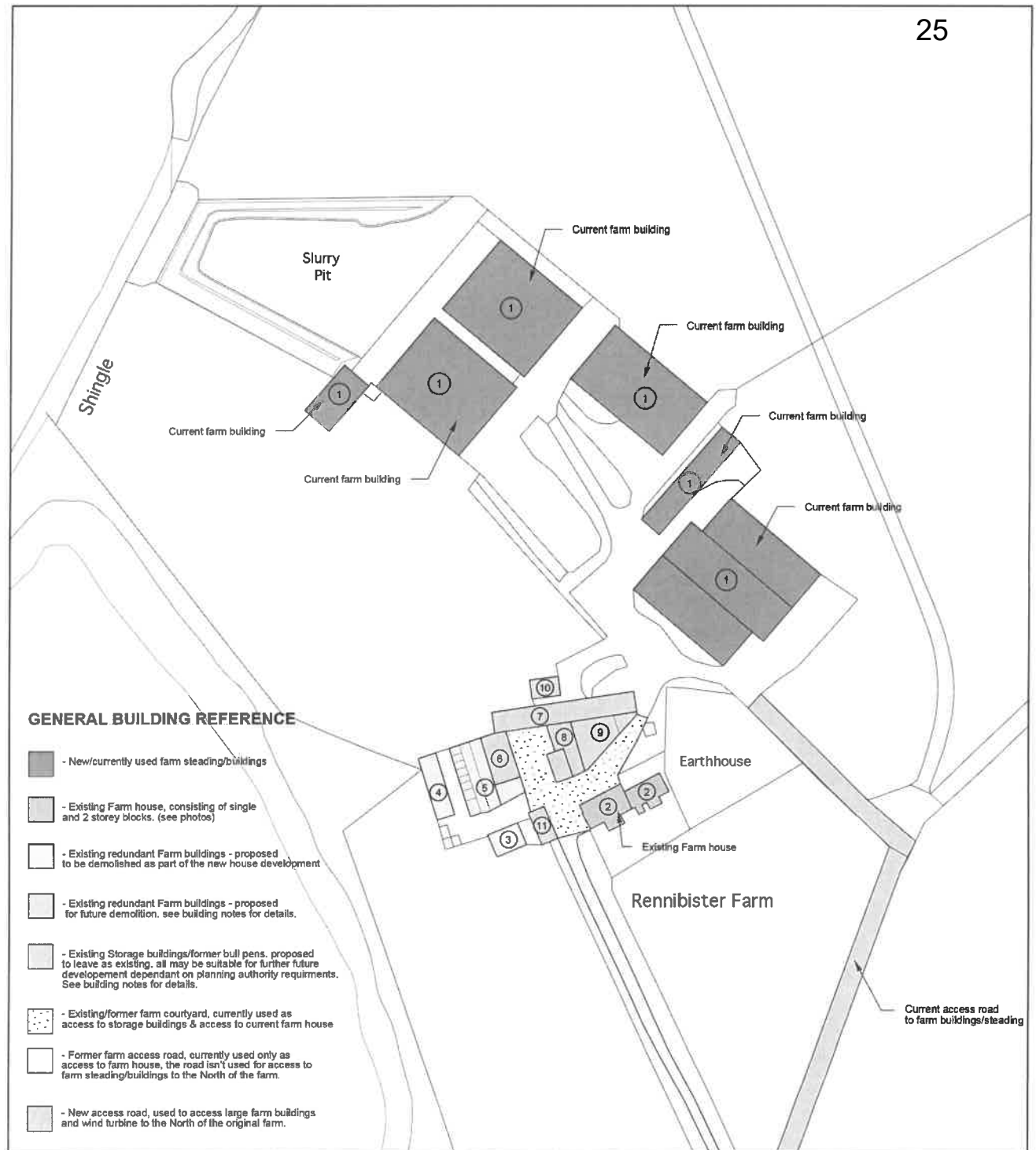
Project: Proposed 1 for 1 house Rennibister Farm, Firth	Title: Site Layout - Possible future Development	Scale: 1:1250 (A3)
Client: Mr A & Mrs K Watson	Drwg. - 004	Date: 10/2022

GENERAL BUILDING DESCRIPTION

- ① - Larger farm/agricultural buildings, for farm animals and relevant equipment storage.
- ② - Existing Farm house, consisting of a single storey block to the West wing and a double storey block to the East wing.
- ③ - Existing Storage shed which is in a state of disrepair, no rear architectural features, proposed to be demolished as part of the new development.
- ④ - Existing derelict/unused nissen hut which is in a state of disrepair, no real architectural features, proposed to be demolished as part of the new development.
- ⑤ - Existing former pig pen hut which is in a state of disrepair, no real architectural features, proposed to be demolished as part of the new development.
- ⑥ - Existing single storey former bull pen building, currently used for domestic type storage, it's proposed to reduce the size of this stone built building to it's former size to create an access area to the new proposed property - this building could be used/refurbished in the future dependant on planning conditions/requirements.
- ⑦ - Existing part single/part double storey former bull pen building, currently used for farm storage - this building could be used/refurbished in the future dependant on planning conditions/requirements.
- ⑧ - Existing single storey former bull pen building, currently used for storage - this building could be used/refurbished in the future dependant on planning conditions/requirements.
- ⑨ - Existing flat roof single storey building, this building is currently derelict with the existing roof having fallen in on itself, there is also structural issues with external blockwork walls - this building is proposed to be demolished in the near future.
- ⑩ - Existing nissen hut which is in a state of disrepair, no real architectural features, proposed for future demolition.
- ⑪ - Existing flat roof single storey building, currently used as garage store, this building could be used/refurbished in the future dependant on planning conditions/requirements.

GENERAL BUILDING REFERENCE

-  - New/currently used farm steading/buildings
-  - Existing Farm house, consisting of single and 2 storey blocks. (see photos)
-  - Existing redundant Farm buildings - proposed to be demolished as part of the new house development
-  - Existing redundant Farm buildings - proposed for future demolition, see building notes for details.
-  - Existing Storage buildings/former bull pens, proposed to leave as existing, all may be suitable for further future development dependant on planning authority requirements. See building notes for details.
-  - Existing/former farm courtyard, currently used as access to storage buildings & access to current farm house
-  - Former farm access road, currently used only as access to farm house, the road isn't used for access to farm steading/buildings to the North of the farm.
-  - New access road, used to access large farm buildings and wind turbine to the North of the original farm.



Project:
Proposed 1 for 1 house
Rennibister Farm,
Firth

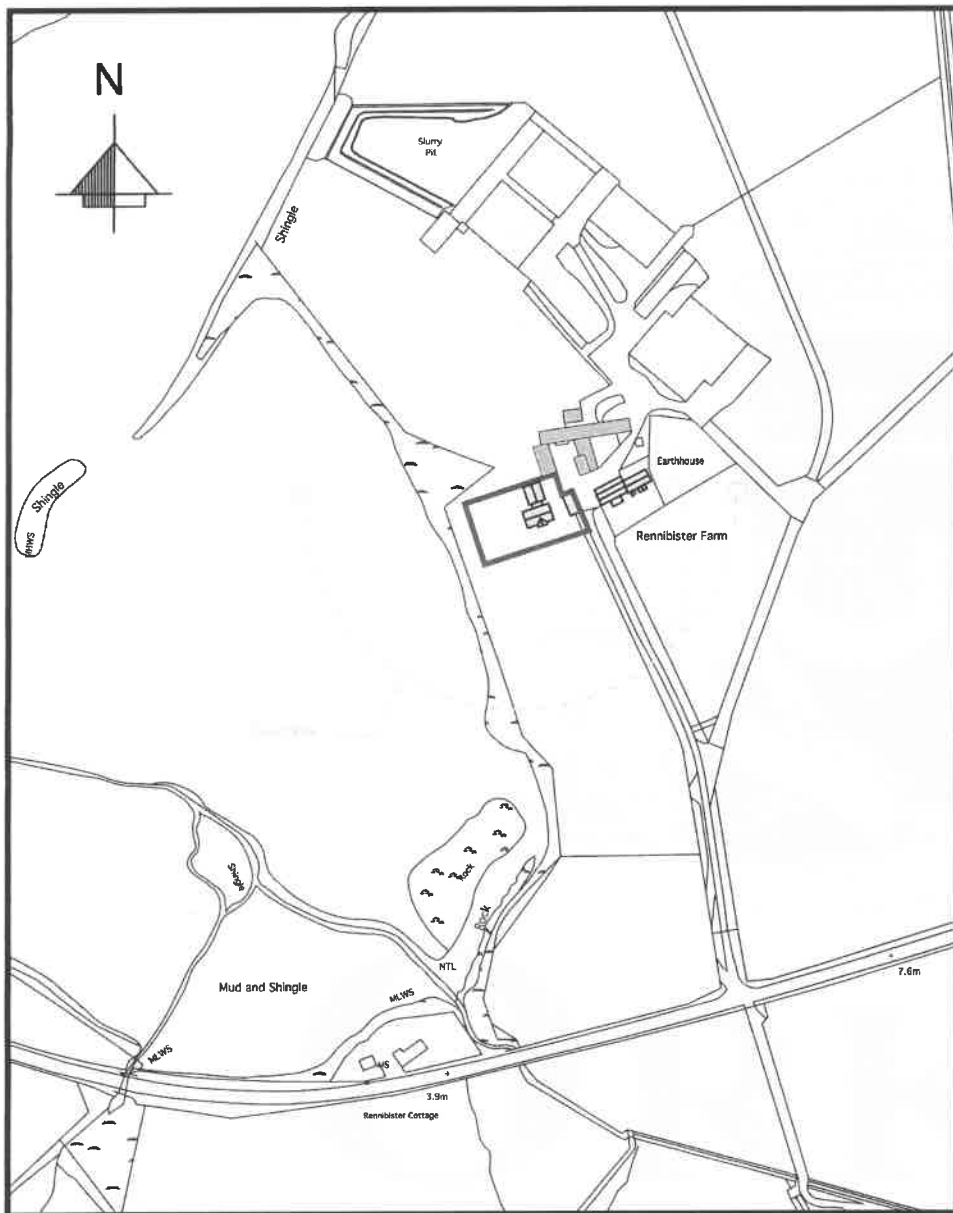
Title:
Existing Farm
Buildings -
Current and
Future Use

Scale:
1:1250
(A3)

Client:
Mr A & Mrs K Watson

Drwg. - 003

Date:
10/2022

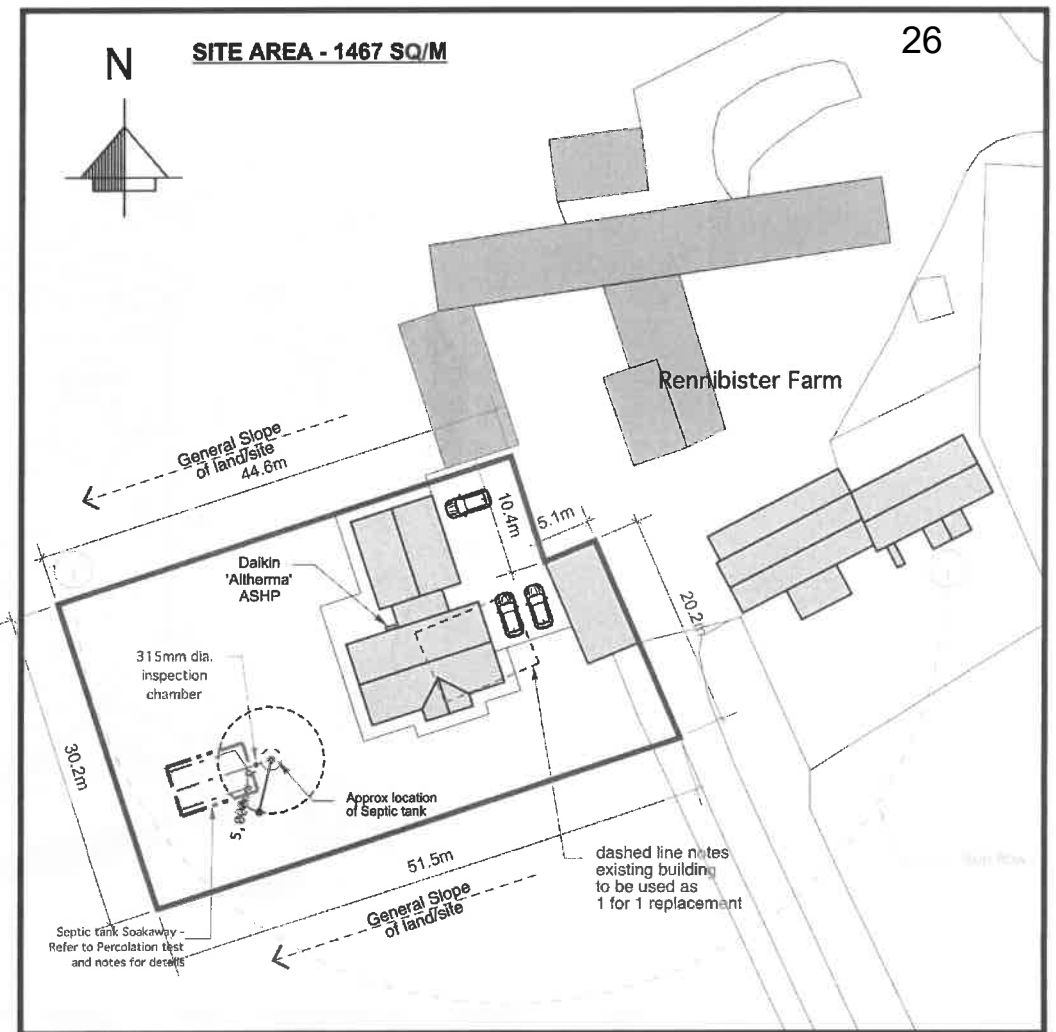


PROPOSED LOCATION PLAN

SCALE: 1:2500



ALL DIMENSIONS/ AREAS ARE "OR THEREBY"



PROPOSED SITE PLAN



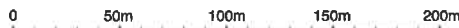
SCALE: 1:500

Project: Proposed 1 for 1 house Rennibister Farm, Firth	Title: Proposed Site Location & Site Layout	Scale: 1:2500/500 (A3)
Client: Mr A & Mrs K Watson	Drwg. - 002	Date: 10/2022

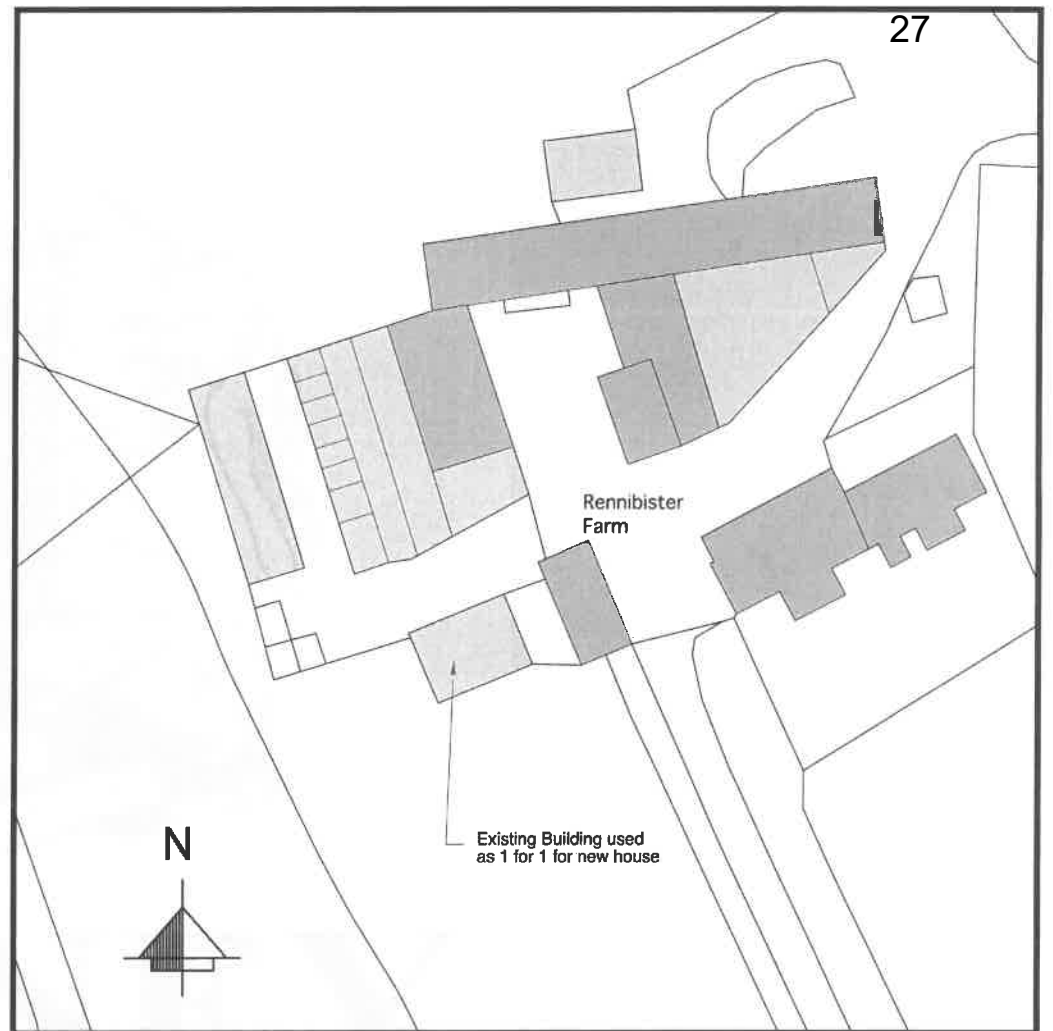


EXISTING LOCATION PLAN

SCALE: 1:2500



ALL DIMENSIONS/ AREAS ARE "OR THEREBY"



EXISTING SITE PLAN

SCALE: 1:500



Project: Proposed 1 for 1 house Rennibister Farm, Firth	Title: Existing Site Location & Site Layout	Scale: 1:2500/500 (A3)
Client: Mr A & Mrs K Watson	Drwg. - 001	Date: 10/2022

NEIGHBOURHOOD SERVICES AND INFRASTRUCTURE

Corporate Director: Hayley Green, MBA (Public Service)
Council Offices, Kirkwall, Orkney, KW15 1NY

Tel: 01856 873535 Website: www.orkney.gov.uk
Email: planning@orkney.gov.uk



14th November 2022

Mr Alistair Watson
Rennibister
Rennibister Farm
Firth
Scotland
KW15 1TX

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, as amended DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013 INVALID APPLICATION

Dear Mr Alistair Watson

Ref No: 22/396/PP
Type: Planning Permission
Location: Rennibister, Firth, Orkney, KW15 1TX
Proposal: Erect a replacement house (one for one) with an integral garage and an air source heat pump

Invalid application

Your recent application has been assessed on 14th November 2022 and we are writing to confirm that your submission is not sufficient to legally validate the application.

An invalid application is one where the form and/or the content of information submitted has not met the requirements of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

An application must be accompanied by all relevant plans and drawings as are considered necessary by the planning authority to describe the development to which the application relates (Regulation 9(3)) and other matters, including the correct forms, certificates and appropriate fee.

In this case, the application was assessed as invalid in the following matters:

01. **Location Plan**
If any other land is in the ownership of the applicant, show land ownership in blue (blue line immediately surrounding site and a separate blue line to show extent of ownership)
Show the track to the public road either in red as part of the application site, or within the blue ownership area
02. **Site Plan**
Add land ownership in blue (to match the Location Plan)
Include boundary treatment
Remove 'Approx' from location of septic tank

Please note that the application cannot be made valid until all the above listed information is provided in accordance with statutory requirements.

To avoid further delay, all required information should be submitted as soon as possible. If the information is not submitted **within 28 days** of this correspondence, the application and all associated documents (and fee) will be returned to you and the application will not be processed.

Should you have any queries about the information required above please contact Development Management by email at planning@orkney.gov.uk or by telephone at the below number, using the extension provided.

Validation checks and issuing any requests for further information are carried out by different staff on different days. As such, there is no requirement to contact any particular member of staff in response to this invalid letter, and any queries can be answered by a technician on any given day.

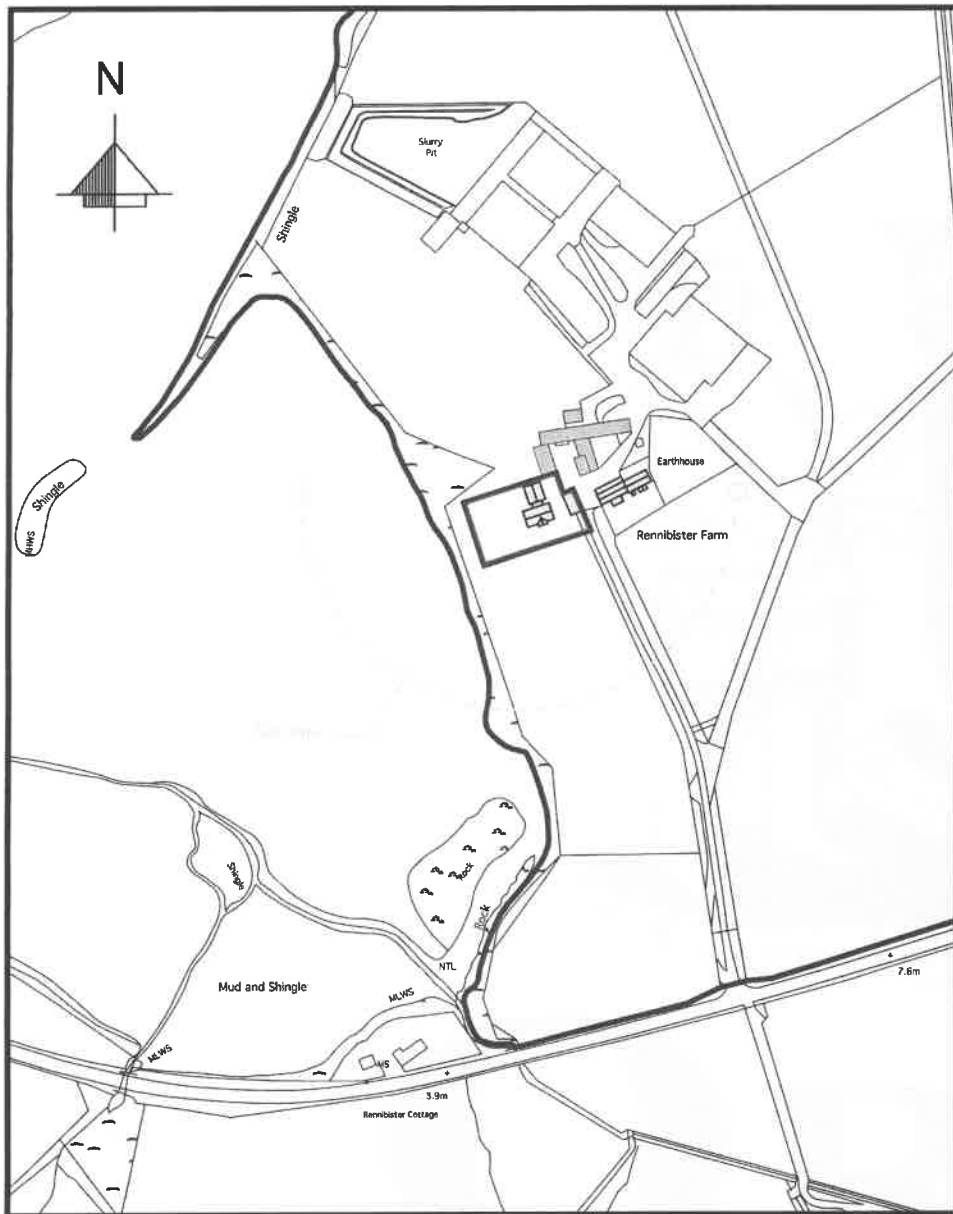
Should you contact Development Management, simply confirm the application reference and that your contact is in relation to an invalid application.

Yours sincerely

Development Management,
Neighbourhood Services and Infrastructure,
Council Offices, School Place, Kirkwall, Orkney, KW15 1NY

Tel: 01856 873535 ext. 2504

Email: planning@orkney.gov.uk

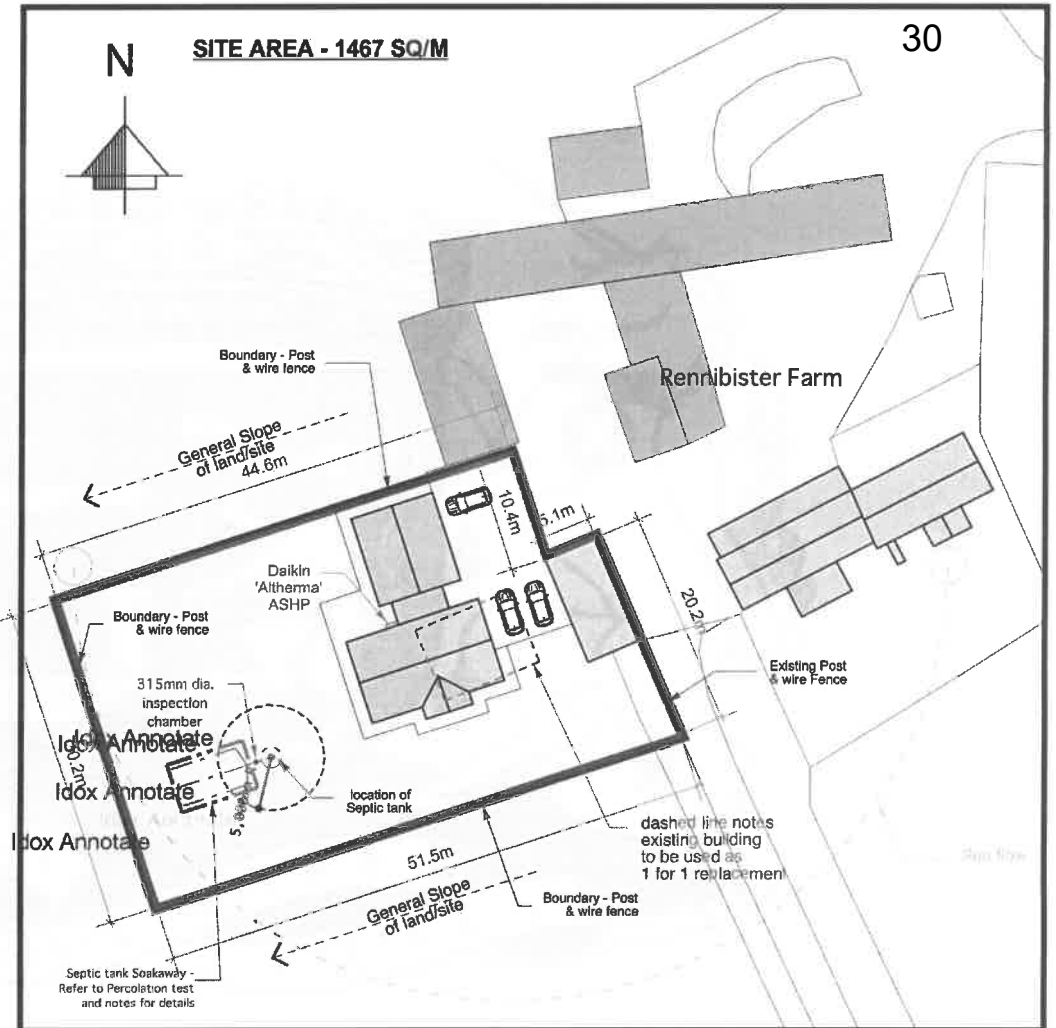


PROPOSED LOCATION PLAN

SCALE: 1:2500



ALL DIMENSIONS/ AREAS ARE "OR THEREBY"



PROPOSED SITE PLAN

SCALE: 1:500

Project: Proposed 1 for 1 house Rennibister Farm, Firth	Title: Proposed Site Location & Site Layout	Scale: 1:2500/500 (A3)
Client: Mr A & Mrs K Watson	Drwg. - 002A	Date: 10/2022

Rev 'A' - 15/11/22 - As per Planning request letter dated 14/11/22

Consultee List

Application Number 22/396/PP

- Roads Services
- Scottish Water
- Environmental Health – Proximity of wind turbine

Thursday, 24 November 2022



Local Planner
Development Management, Development and Infrastructure
Orkney Islands Council
Kirkwall
KW15 1NY

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Follow Us     

Dear Customer,

Rennibister, Firth, Orkney, KW15 1TX
Planning Ref: 22/396/PP
Our Ref: DSCAS-0076875-WTH
Proposal: 22/396/PP | Erect a replacement house (one for one) with an integral garage and an air source heat pump | Rennibister, Firth, Orkney, KW15 1TX

Please quote our reference in all future correspondence

Audit of Proposal

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. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ This proposed development will be fed from Kirbister Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

Waste Water Capacity Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Asset Impact Assessment

Scottish Water records indicate that there is live infrastructure in the proximity of your development area that may impact on existing Scottish Water assets.

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via [our Customer Portal](#) for an appraisal of the proposals.

The applicant should be aware that any conflict with assets identified will be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

Written permission must be obtained before any works are started within the area of our apparatus

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
- ▶ Site Investigation Services (UK) Ltd
- ▶ Tel: 0333 123 1223
- ▶ Email: sw@sisplan.co.uk
- ▶ www.sisplan.co.uk

- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).

Next Steps:

▶ **All Proposed Developments**

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ **Trade Effluent Discharge from Non-Domestic Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such

as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

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.

Yours sincerely,

Ruth Kerr
Development Operations Analyst
Tel: 0800 389 0379
developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

From: Nick Blowfield <nick.blowfield@orkney.gov.uk>
Sent: 29 November 2022 15:53
To: planningconsultation@orkney.gov.uk
Subject: RE: Planning Application Consultation 22/396/PP

Classification: OFFICIAL

Margaret,

22/396/PP | Erect a replacement house (one for one) with an integral garage and an air source heat pump | Rennibister, Firth, Orkney, KW15 1TX

Having reviewed the information provided by the applicant, Environmental Health have no adverse comments.

Kind regards

Nick

Nick Blowfield
Environmental Technical Officer
Environmental Health | Planning and Community Protection
Neighbourhood Services and Infrastructure,
Orkney Islands Council, School Place, Kirkwall, KW15 1NY
Tel: 01856 873535 Ext: 2803 email: nick.blowfield@orkney.gov.uk

INTERNAL MEMORANDUM TO: Islands Archaeologist

Date of Consultation	1st December 2022
Response required by	22nd December 2022
Planning Authority Reference	22/396/PP
Nature of Proposal (Description)	Erect a replacement house (one for one) with an integral garage and an air source heat pump
Site	Rennibister, Firth, Orkney, KW15 1TX
Proposal Location Easting	339721
Proposal Location Northing	1012572
Area of application site (Metres)	1448
Supporting Documentation URL	http://planningandwarrant.orkney.gov.uk/online-applications/ Please enter - 22/396/PP
PA Office	Development Management
Case Officer	Ms Margaret Gillon
Case Officer Phone number	(018560 873535 Ex2505
Case Officer email address	margaret.gillon@orkney.gov.uk
PA Response To	planningconsultation@orkney.gov.uk

Comments:

Thank you for consulting me.

I satisfied that the proposal results in no significant effects on the setting of nearby historic environment assets such as Rennibister Earth House and Ingashowe Broch, since the proposed building stays within the nucleus of the farm and is no larger than existing buildings at Rennibister Farm.

However, it is not known how far any remains of the Iron Age farm settlement thought to be associated with the nationally important Scheduled Rennibister Earth House extends, or if any survive at all.

Therefore, I recommend that an **Intrusive Archaeological Evaluation** is attached as a condition to any planning permission granted, as below.

Intrusive Archaeological Evaluation

No site works in connection with the development shall commence unless a WSI (see below) is submitted to and approved in writing by the Planning Authority, in conjunction with Orkney's Islands Archaeologist, that details an intrusive archaeological evaluation of not less than 20% of the development site that is currently open field. The WSI shall include provision for dealing with human remains, artefacts, ecofacts, samples and structural remains, should any be found. The purpose of the evaluation is to gain information about the archaeological resource (including its presence or absence, character, extent, date, integrity, state of preservation and quality), in order to make an assessment of its merit, leading to the formulation of strategies to ensure the recording, preservation or management of the resource, to mitigate a threat to the archaeological resource or to propose further archaeological investigation, as appropriate.

Reason: In the interests of the protection of Orkney's archaeological and cultural heritage resources and to accord with Policies 8A and 8B(vi), Supplementary Guidance: Historic

Programme of archaeological works

No site works in connection with the development shall commence unless a programme of archaeological works detailing an intrusive archaeological evaluation has been submitted to and approved in writing by the Planning Authority in conjunction with Orkney's Islands Archaeologist. The programme shall be detailed in a Written Scheme of Investigation (WSI) that has been submitted to and approved in writing by the Planning Authority. Works shall be funded by the applicant and carried out in accordance with the approved WSI(s) and subsequent updates, or the condition will not be discharged.

The WSI shall also include how any other conditions attached to the development will be fulfilled.

The following matters shall be included in the WSI, as relevant:

- i. Details of how the recording and recovery of historic environment and archaeological resources within the application site shall be undertaken, and how any updates, if required, to the WSI will be submitted for approval throughout the implementation of the programme of archaeological works.
- ii. The presence of significant archaeology shall be immediately reported to the Islands Archaeologist, so that mitigation strategies can be agreed with the developer to avoid or mitigate impact (which may include re-design, re-burial or leaving remains undisturbed below the development).
- iii. In the case of human remains being discovered, the development shall halt works until Police Scotland and the Islands Archaeologist are notified, and the remains dealt with according to the Historic Environment Scotland document 'The Treatment of Human Remains in Archaeology'.
- iv. The absence of archaeology shall be recorded by the developer's archaeologist, including sufficient record photographs to demonstrate that the site development has been monitored.
- v. Subject to the results of the archaeological works, whether survey, watching brief, evaluation or excavation, an appropriate scheduled and costed programme (or Post-Excavation Research Design) for the reporting, analysis, dating, dissemination of results, publication and archive deposition, shall be submitted as an update to the WSI for approval by the Planning Authority. Once the programme or PERD has been agreed, written confirmation must be provided to the Planning Authority demonstrating that an agreement is in place between the applicant and the appointed archaeological contractor, committing the applicant to fund the programme or PERD and for said work to be completed by an agreed date. The programme or PERD shall be carried out in complete accordance with the approved details, or the condition will not be discharged.
- vi. The archaeological work, any post-excavation analysis and reporting shall conform to the Chartered Institute for Archaeologists (CIfA) standards and guidances.
- vii. A hard copy report shall be submitted to and approved in writing by the Planning Authority. In addition, report and project shapefiles locating the areas surveyed, excavated and/or watched shall be submitted electronically to the Planning Authority. A report shall also be lodged by the applicant's archaeologist via OASiS, which will automatically produce an entry for Discovery and Excavation Scotland.
- viii. The archaeological works shall be conducted by suitably qualified archaeologists with an appropriate track record. The CV of all archaeologists involved in the development shall be attached to the WSI.
- ix. The Islands Archaeologist shall be notified, not less than five working days in advance, of the days on which the intended archaeological works are to be carried out, to afford the Islands Archaeologist the opportunity of monitoring the archaeological works. Access shall be afforded at all reasonable times to any archaeologist or person(s) nominated by the Planning Authority and shall allow such archaeologist or person(s) to observe work in progress and record items of interest and finds.

Reason: In the interests of the protection of Orkney's archaeological and cultural heritage resources and to accord with Policies 8A and 8B(vi), Supplementary Guidance: Historic

INTERNAL MEMORANDUM TO: Roads Services

Date of Consultation	22nd November 2022
Response required by	13th December 2022
Planning Authority Reference	22/396/PP
Nature of Proposal (Description)	Erect a replacement house (one for one) with an integral garage and an air source heat pump
Site	Rennibister, Firth, Orkney, KW15 1TX
Proposal Location Easting	339721
Proposal Location Northing	1012572
Area of application site (Metres)	1448
Supporting Documentation URL	http://planningandwarrant.orkney.gov.uk/online-applications/ Please enter - 22/396/PP
PA Office	Development Management
Case Officer	Ms Margaret Gillon
Case Officer Phone number	(018560 873535 Ex2505
Case Officer email address	margaret.gillon@orkney.gov.uk
PA Response To	planningconsultation@orkney.gov.uk

Comments:

No adverse comment provided the informative noted below is applied to any planning permission that may be granted.

INFORMATIVE

Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to the development being brought into use, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

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 beyond the working day, on a public road from any vehicle or development site.

D.W.