

# Providing Drainage for New Developments

where public sewers are not available





It is the policy of this Planning Authority to ensure that any proposed development can be adequately drained without causing ground water or watercourse pollution, before a decision is taken on any application for planning permission.

Accordingly, if it is proposed to drain a new development by any arrangement other than to a publicly adopted sewer, it will be necessary to demonstrate, as a first option, that the ground permeability conditions are acceptable for the disposal of effluent. It is the responsibility of applicants or their agents to provide Certification, from a recognised professional in this field, that any proposed soakaway arrangement will perform satisfactorily in all weather conditions and will not be in close proximity to private water sources.

It is therefore essential that all the points listed opposite are considered **before** an application is submitted and that relevant information is shown on the submitted plans. It is the policy of the Planning Authority to refuse any planning application where drainage test certificates are not supplied. Applications will be recommended for refusal where a requested certificate has not been submitted on time. It is therefore important for the test certificates to be submitted when the application is lodged.

The Planning Authority reserve the right to seek further advice on the findings of test certificates and where they indicate that drainage may only be marginally successful, then further precautionary provisions may be required.

Applicants and their agents should note that consent to discharge to a soakaway may be required, and consent to discharge to a watercourse is always required, from the Scottish Environment Protection Agency, and are advised to contact the nearest SEPA office.

**SEPA** (North Region)  
Greyhope House  
Greyhope Road  
Aberdeen  
AB11 9RD  
**Tel:** 01224 248338

**SEPA** (East Region)  
1 South Street  
Perth  
PH2 8NJ  
For St Cyrus/Laurencekirk area only.  
**Tel:** 01738 627989

Applicants are recommended to have regard to the following points before submitting planning applications:

- The test should be carried out at the position of the final soakaway.
- The siting of the drainage system must be in accordance with the Building Standards Service's requirements.
- Details of any potable water supply located within 100 metres of the proposed soakaway should be clearly marked on the site plan. No soakaway should be within 50 metres of any well supplying potable water or animal watering.
- All aspects of the drainage system should normally be within the application site.
- Adequate access must be provided for vehicles to empty septic tanks/treatment plants.
- Soakaways must not be positioned so as to soak into ditches or drainage channels within the limits of any public road.
- Submitted site plans must show all aspects of the proposed drainage system and the location of any watercourses, ditches.
- Submitted drawings must show clearly the location of the septic tank/treatment plant, sampling chamber and soakaway and notes should be provided on the design and construction of the soakaway.
- A detailed report and Certification must be provided by a recognised professional indemnified against professional risk, that the soakaway location and design will be effective in all weather conditions and will not contaminate water supplies. The certificate must show that tests have been carried out in compliance with BS6297, 1983 as amended by AMD 6150, 1990, and in conjunction with the full requirements set out within the Domestic Scottish Building Standards Technical Handbook (Environment Standard 3.9 Infiltration Systems). A copy of the report, site plan and Certificate should be copied to the area Scottish Environment Protection Agency.
- It is the policy of the Planning Authority that private drainage systems are not normally acceptable within settlements.
- Soakaways must be located at least 10 metres from any watercourse, ditch or field drain or any other soakaway.
- Individual drainage systems should be provided for each property proposed.

# MAIN OFFICES

## **Banff & Buchan**

Town House, 34 Low Street, Banff, AB45 1AY

Phone 01261 813200 Fax 01261 813281

Email [bb.planapps@aberdeenshire.gov.uk](mailto:bb.planapps@aberdeenshire.gov.uk)

## **Buchan**

Arbuthnot House, Broad Street, Peterhead, AB42 1DA

Phone 01779 477363 Fax 01779 483727

Email [bu.planapps@aberdeenshire.gov.uk](mailto:bu.planapps@aberdeenshire.gov.uk)

## **Formartine**

45 Bridge Street, Ellon, AB41 9AA

Phone 01358 726429 Fax 01358 726450

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## **Garioch**

Gordon House, Blackhall Road, Inverurie, AB51 3WA

Phone 01467 620981 Fax 01467 628469

Email [ga.planapps@aberdeenshire.gov.uk](mailto:ga.planapps@aberdeenshire.gov.uk)

## **Kincardine & Mearns**

Viewmount, Arduthie Road, Stonehaven, AB39 2DQ

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Aberdeenshire Council website: [www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)