

## A005 Oldmeldrum FM101 and FM102

Response Number	Name
14	Scottish Water
19	Scottish Natural Heritage
38	SEPA
61	Scottish Government

### **1. Issues**

Scottish Water highlighted that water should not be an issue on either sites as the proposed developments would not be high water users, however, there may be issues with water supply on site FM102 if the school includes a swimming pool. A growth project will be required at Oldmeldrum WWTW. Network investigations and early engagement may be required by the developer(14).

Scottish Natural Heritage recommended that a basic ecological survey should be completed with any application, and that any biodiversity value lost through the development on site FM102 be reclaimed by increasing biodiversity value through the design of other parts of the site. They also highlighted concerns over visual impact and the risk of creating a barrier on the edge of the town on site FM101. They suggested that development should seek to avoid reinforcing the strong boundary created by the ring road, should have due regard to the visual prominence of the site and that any landscaping should maintain a green link between the wider countryside and the settlement centre (19).

SEPA provided factual information regarding flood risk and wastewater. They highlighted concerns regarding capacity for wastewater treatment at Oldmeldrum generally and reiterated their presumption against temporary treatment unless a planned upgrade has been programmed. They recommended that SUDS will be required during construction and a buffer strip will be required along the drainage ditch on the western edge of the sites. In addition it was recommended to use the required screening from the B9170 to enhance biodiversity on site FM102 (38).

Historic Scotland highlighted that the site is on the Inventory Battlefield of Barra which was not referred to in either the MIR or the Environmental Report However, they do not have any significant concerns as the site is within an area of the battlefield that has already been altered by the expansion of the town. It is suggested that future development should have appropriate archaeological mitigation measures in place and the Council should make future applicants aware of the battlefield designation and its boundaries. Transport Scotland has stated that they do not have a formal comment to make on this site at this time (61).

### **2. Actions**

The comments received from the respondents are welcomed. The comments do not highlight any significant problems and can be accommodated within the settlement statements and addressed through the development management process. It is noted that no comments were received from Meldrum and Bourtie Community Council

The requirement for SUDS during construction and buffer strips to minimise flood risk and the need for archaeological mitigation measures will be incorporated into the site information in the settlement statement to address the concerns raised by SEPA, and Historic Scotland respectively. Information regarding the Inventory Battlefield of Barra will be included in the supplementary guidance also so that future applicants will be aware of the designation and its boundaries.

The comments from Scottish Natural Heritage regarding visual impact of the development are well made. The by-pass creates a strong impermeable barrier which is difficult to

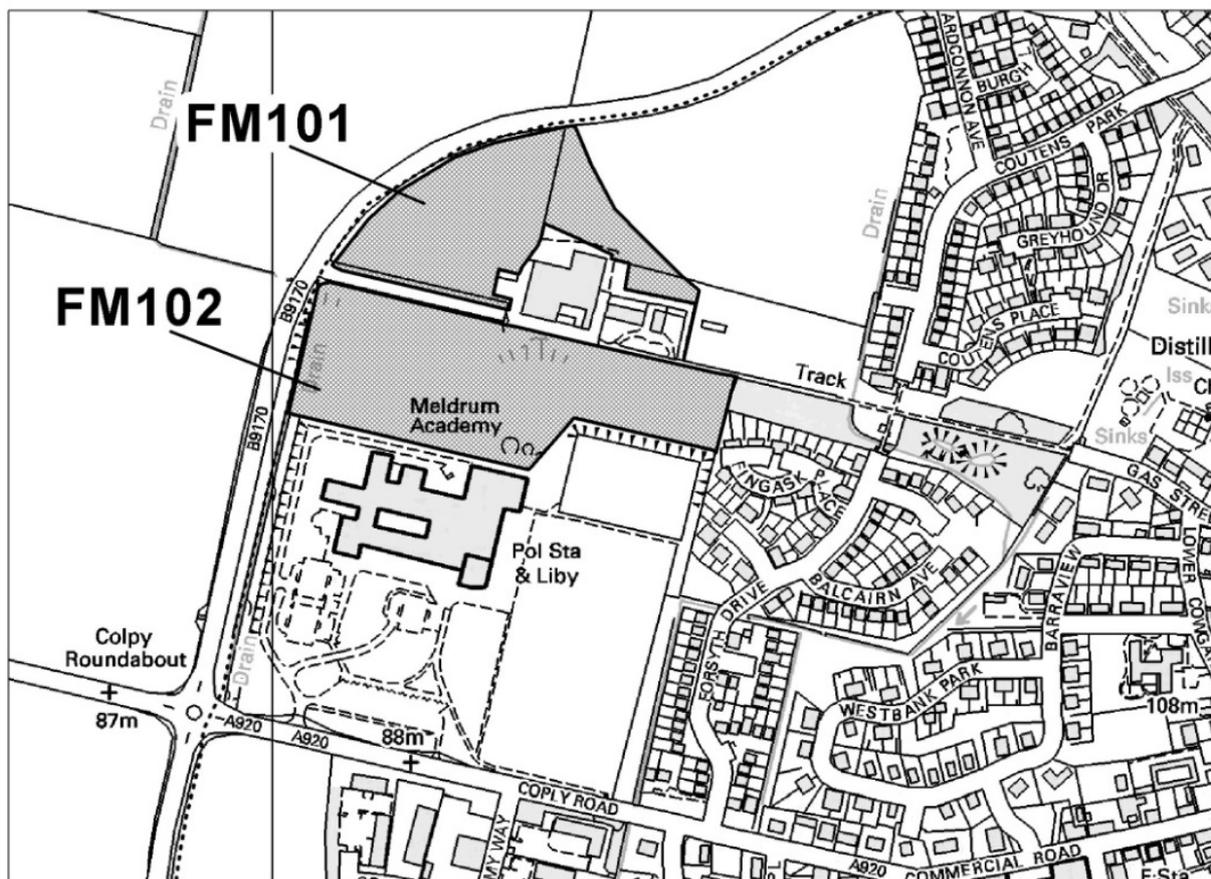
mitigate through development but every opportunity should be taken to sustain and extend to the green corridor that runs from Distillery Road to Colpy Road through appropriate landscaping and open space provision, particularly on site FM102

Concerns raised by SEPA over wastewater capacity are noted, however, as Scottish Water has not shared these concerns, no further action is recommended at this time.

No further action is required regarding the comments from Transport Scotland.

### **3. Committee Recommendations**

1. Site Fm101 at Oldmeldrum should be included within the proposed LDP.
2. Site Fm102 at Oldmeldrum should be included within the proposed LDP with reference to the need to extend the green network into the village.



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Scale  
0 80 160 240 320 m