

ANGUS COUNCIL

DEVELOPMENT MANAGEMENT REVIEW COMMITTEE – 26 MAY 2021

LAND NORTH OF PIPERDAM DRIVE, PIPERDAM DRIVE, PIPERDAM, FOWLIS

REPORT BY THE DIRECTOR OF LEGAL AND DEMOCRATIC SERVICES

ABSTRACT:

The Committee is asked to consider an application for a review of the decision taken by the planning authority in respect of the refusal of planning permission for erection of farm shop, restaurant, café building, dwellinghouse for staff accommodation, biomass heating plant and associated works, application No 20/00408/FULL, at Land North of Piperdam Drive, Piperdam Drive, Piperdam, Fowlis.

1. RECOMMENDATIONS

It is recommended that the Committee:-

- (i) review the case submitted by the Planning Authority (**Appendix 1**);
- (ii) review the case submitted by the Applicant (**Appendix 2**);
- (iii) consider the further lodged representations (**Appendix 3**); and
- (iv) consider the applicant's response to the further representations (**Appendix 4**).

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. CURRENT POSITION

The Development Management Review Committee is required to determine if they have sufficient information to determine the Review without further procedure. If members do not determine the review without further procedure, the Review Committee must determine the manner in which the review is to be conducted. The procedures available in terms of the regulations are: written submissions, hearing sessions or inspection of the land to which the review relates.

4. FINANCIAL IMPLICATIONS

There are no financial implications arising directly from the recommendations in the Report.

5. EQUALITY IMPACT ASSESSMENT

An Equality Impact Assessment is not required.

6. CONSULTATION

In accordance with Standing Order 48(4), this Report falls within an approved category that has been confirmed as exempt from the consultation process.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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List of Appendices:

- Appendix 1 – Submission by Planning Authority
- Appendix 2 – Submission by Applicant
- Appendix 3 – Further Lodged Representations
- Appendix 4 – Applicant Response to Further Representations

ANGUS COUNCIL'S SUBMISSION ON GROUNDS OF REFUSAL

APPLICATION NUMBER – 20/00408/FULL

APPLICANT- FOREST ENERGY SCOTLAND LTD

PROPOSAL & ADDRESS – ERECTION OF FARM SHOP, RESTAURANT, CAFÉ BUILDING, DWELLINGHOUSE FOR STAFF ACCOMMODATION, BIOMASS HEATING PLANT AND ASSOCIATED WORKS AT LAND NORTH OF PIPERDAM DRIVE PIPERDAM FOWLIS DUNDEE DD2 5LY

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Angus Council

Application Number:	20/00408/FULL
Description of Development:	Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works
Site Address:	Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY
Grid Ref:	330632 : 735227
Applicant Name:	Forest Energy Scotland Ltd

Report of Handling

Site Description

The application site measures approximately 1.95ha and is located within the northern part of the Piperdam development boundary. The site forms part of the Lundiemuir plantation. The site was most recently used as forestry/woodland but has recently been predominantly cleared of trees (granted as part of a felling permission). Conditions attached to that felling permission require the site to be replanted (FPA-6462). Some mature trees along the northern boundary and roadside have been retained.

To the immediate south of the site lies a plantation area which contains chalets and other buildings associated with the Piperdam Leisure Resort. Housing is located to the south west of the woodland. Land to the east of the site has also been cleared of woodland as part of the same felling permission. There are trees to the west of the site between it and the vehicular entrance to the Piperdam Resort. The A923 public road bounds the site to the north with agricultural land beyond.

Proposal

The proposal seeks planning permission for the 'Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works'.

A new vehicular entrance would be formed on the north eastern side of the site which involves alterations to the A923. The formation of the vehicular access would result in the loss of most of the mature trees along the road frontage of the site. The site layout indicates that a roundabout, bus turning area and bus stop would be formed within the site. A parking area is shown to the south.

The farm shop/restaurant building would have a footprint of approximately 1700sqm and would contain a farm shop (approximately 500sqm), café and restaurant. The building would be 6.4 metres in height and 93m in length and finished in natural stone, timber cladding with an aluminium standing seam roof. Areas of outdoor seating are also proposed as well as a children's play area to the west of the site.

A biomass plant/building is proposed in the south section of the site and would be of a mono pitch design with a floor area of approximately 180sqm.

The proposed staff accommodation/dwelling would be located in the south west section of the site and would involve a 3 bedroom single storey dwellinghouse with a mono pitch design. External materials on the building would include composite roof panels and timber cladding.

The application form states that the proposal would connect to the public drainage network and water supply and would make provision for the sustainable management of surface water (SuDS). SuDS ponds are proposed on the northern section of the site adjacent to the public road.

The application has not been subject of variation.

Publicity

The application was subject to normal neighbour notification procedures.

The application was advertised in the Dundee Courier on 24 July 2020 for the following reasons:

- Neighbouring Land with No Premises

The nature of the proposal did not require a site notice to be posted.

Planning History

There are numerous planning applications for the wider Piperdam Resort. However there is no recent planning history that is directly relevant to this site/proposal.

[Felling permission FPA-6462](#) for Lundiemuir Plantation for the clear felling of approximately 2345 trees containing Sitka Spruce (3.5HA) and European Larch (1.17HA) was granted in 2019. That felling permission included a condition requiring restocking of the site with Sitka Spruce, Birch, Hawthorn, Whitebeam and Aspen.

Applicant's Case

The following documents have been submitted as part of the application and the content can be summarised as follows:

Air Quality Screening Assessment & Statement provides calculations relating to emissions associated with the biomass system.

Supporting Statement - describes the proposal and states that Angus is a destination for both tourism and food & drink and both are identified as key sectors within the local economy with a combined worth of almost half a million pounds to the local economy, according to information on the Business Angus website. The proposal would celebrate and promote food from the local area. The building would provide: a restaurant with seating for 140 plus two additional bothy rooms and outside seating; a café with seating for 100 and a farm shop with sourced local produce. One residential unit is proposed for on-site staff accommodation to support the running of the facility. The food and drink sector alone is worth £255m to the Angus economy and supports over 6,500 jobs of which this will continue to add to both the jobs and economy as well as supporting the local supply chain opportunities. The location of the farm shop as well as the restaurant and café will provide additional service provision to the local community of Piperdam.

Statement by Scottish Woodland Limited (forestry consultant acting on behalf of applicant) – indicates that it is the applicant's intention to replant as much of the development site as possible. The statement suggests that the restocking conditions on the felling permission relating to the site does not preclude development which would be of significant benefit to an important tourism facility. The statement suggests that compensatory planting could be provided elsewhere (but does not include a proposed location for such restocking/replanting). The statement indicates that the site does not represent an area of Ancient Woodland.

Transport Statement (Fairhurst) – indicates that the site is accessible by walking, cycling and public transport and indicates that traffic associated with the proposed development is not expected to result in any significant impact on the local road network. It concludes that no significant traffic or transport impacts will arise from the development.

Consultations

Scottish Forestry (SF) - Object to the application because of (1) the loss of woodland cover that would occur as a result of this development and (2) because the area of land is covered by a legally binding restocking obligation. The restocking obligation requires the 4.67 hectares to be planted by 13 June 2022.

SF comments that because of their landscape and amenity value, they did not approve the felling of the maturing oak trees along the roadside and indicate that it would be disappointing if these important trees were lost as part of the development.

SF indicates that if the planning authority were minded to approve the application then they would seek a planning condition requiring compensatory planting of an area of woodland at least equal to the area of woodland lost, at another site.

Angus Council Environmental Health - No objections subject to planning conditions relating to noise from plant and equipment and amplified sound; and regulating odour emissions and air quality.

Angus Council - Economic Development Unit - Support the opportunity to provide additional facilities in Angus, which would showcase local produce, improve our tourism product and enhance and compliment local provision. This development would create a platform to highlight locally sourced produce in a sustainable way, which would both benefit the local area and support the wider economy. In addition, the staff accommodation and the provision of new jobs is a significant benefit to the local economy.

Angus Council - Flood Prevention – Indicated that they would require a fully developed proposal for surface water drainage prior to making any final comment on the application. Roads Flooding has indicated that it is aware that there are currently issues surrounding the existing drainage infrastructure in the area and consider it important that proposals for surface water drainage are agreed prior to determination of the application if permission is to be granted.

Scottish Environment Protection Agency - No objection. Noted that all surface water from the site appears to be drained to SuDS. With regards to wastewater drainage, advised all waste water from the site should be connected into the existing sewerage system and pumping station serving Piperdam. SEPA commented that if a satisfactory arrangement with Scottish Water cannot be achieved, it could be difficult to find an acceptable alternative in this particular part of Angus.

Muirhead, Birkhill and Liff Community Council - has a number of concerns regarding the application including:-

- the licence to fell trees was conditional on replanting the area by 2022. This obligation appears to be ignored. The woods were a habitat for endangered species.
- Concerns relating to noise generated from late night functions having a detrimental impact on households in close proximity to development.
- Highlighted that another road junction close to the existing entrance to Piperdam could be a serious hazard unless some major road realignment takes place.
- A number of residents have raised issues regarding water pressure and feel this development will only make matters worse.
- Sewage capacity and surface water are also a concern.
- The Community Council do not consider many of the comments from out-with the area to be competent.

Angus Council - Roads - Following consideration of the Transport Statement, the Roads Service has offered no objections subject to a planning condition that would include a requirement for a footway to be provided on the south side of the A932 linking to Piperdam, cycling provision and specific details of road layout.

Scottish Water (SW) - No objections to the proposal. SW note that there is currently sufficient capacity in the Clatto Water Treatment Works to service the development. SW indicates that there is currently sufficient capacity for a foul only connection in the Hatton Waste Water Treatment Works.

SW has subsequently commented that the drainage in Piperdam is currently private due to infiltration which is causing issues at the pumping station within the resort and further downstream in Liff. SW has indicated that it is working with the resort to investigate and resolve these issues. The idea is that SW will adopt the network once the issues are resolved but until that is the case SW cannot approve any

connections to it without the permission of the Piperdam resort, and SW would not approve any connections due to the existing flooding issues. The developer has been advised of the nearest public Scottish Water sewers in Muirhead and a connection to this can go ahead subject to a technical application.

Representations

295 letters of representation were received, of which 4 offered comments which neither supported nor objected to the proposal, 101 objected to the proposal and 190 supported the proposal.

The main points of concern were as follows:

The following matters (in summarised terms) have been raised in objection:

- Contrary to planning policies;
- Loss of jobs/ job displacement from existing resort;
- No need for the development / establish a precedent for further development in the area;
- Adverse landscape/visual impacts and design and scale out of character with the area;
- Adverse impacts on amenity;
- Adverse impacts on road safety;
- Lack of footpaths to the site;
- Adverse impacts on water supply and drainage infrastructure;
- Contrary to felling license replanting conditions and adverse impact on ancient woodland and woodland soil/complex soil;
- Climate change impacts from the loss of woodland;
- Adverse impact on red squirrels/ badgers / hedgehogs/ bats and their habitats;
- Inadequate information.

In addition, the following matters have been raised in objection and are addressed: -

This should be an environmental impact assessment development - a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 has been adopted to the effect that this is not an environmental impact assessment development having regard to the characteristics of the development, the location of the development and the characteristics of the potential impact. The Screening Opinion is available in the online planning file.

Applicant has not complied with conditions attached to other planning permissions - Planning permission goes with the land and the personal attributes of the applicant are not relevant in the determination of this application.

Ownership of site and surrounding land - Land ownership is not a material planning consideration but the applicant has certificated that they own the application site and notification of neighbouring land has been undertaken in accordance with the regulations.

Lack of public consultation and persons commenting in support are not local: - There is no requirement for the applicant to undertake community consultation on an application of this nature. The council has undertaken publicity and consultation in accordance with statutory requirements. Anyone is entitled to comment on a planning application. A decision-maker might consider the location of a contributor in determining the weight to be given to any comments submitted.

The following issues (in summarised terms) have been raised in support:

- Improvement to business and tourism sector in the area;
- No existing business locally that provides similar services;
- Well served by public transport;
- Provide employment for local people;
- Local labour will be used in the construction of the project;
- Accommodation on site will ensure that the business is operating safely and efficiently;
- Operating hours will not be late at night;

- A wildlife survey has been carried out;
- Biomass is a renewable energy source;
- Design sympathetic to the environment;
- Competition is a good thing;
- Support local communities health and wellbeing.

The material planning matters raised in objection and support are discussed in the assessment section of this report.

Development Plan Policies

Angus Local Development Plan 2016

Policy DS1 : Development Boundaries and Priorities
Policy DS2 : Accessible Development
Policy DS3 : Design Quality and Placemaking
Policy DS4 : Amenity
Policy TC2 : Residential Development
Policy TC16 : Tourism Development
Policy TC17 : Network of Centres
Policy TC19 : Retail and Town Centre Uses
Policy TC20 : Local Convenience Shops and Small Scale Retail
Policy PV2 : Open Space Protection and Provision within Settlements
Policy PV5 : Protected Species
Policy PV6 : Development in the Landscape
Policy PV7 : Woodland, Trees and Hedges
Policy PV15 : Drainage Infrastructure
Pd1 : Recreation Development

TAYplan Strategic Development Plan

The proposal is not of strategic significance and policies of TAYplan are not referred to in this report.

The full text of the relevant development plan policies can be viewed at Appendix 1 to this report.

Assessment

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

Policy DS1 of the ALDP identifies development boundaries for towns and settlements and, amongst other things, states that proposals for sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP. The application site lies within the development boundary of Piperdam.

The ALDP recognises the contribution the Piperdam resort plays to the recreation and tourism resources of Angus. The Development Strategy for Piperdam supports proposals which maintain and enhance the recreational and tourism potential of the golf course and associated facilities and confirms that additional residential development will not be supported. The ALDP states that future proposals that consolidate and where appropriate expand the recreation and tourism potential of Piperdam will be supported where these are compatible with existing land uses and do not adversely impact on the amenity and environment of the area. The allocation Pd1 indicates support for proposals which extend the recreational and tourism potential of Piperdam where they are compatible with the existing land uses/activities and are not detrimental to the area's setting and environment.

The proposal involves development on an area of felled woodland that forms open space associated with Piperdam. The open space provides a landscape buffer between the A923 public road and the Piperdam

development; built development sits to the south of the open space area and is reasonably discrete when viewed from the public road and the wider area. The woodland is shown as being of long-established of plantation origin within NatureScot's Ancient Woodland Inventory. The inventory lists woodlands important for their antiquity and that woodland value remains in the soils when trees have been felled. In this case there are replanting conditions attached to a felling permission issued by Scottish Forestry and the area has protection from development by virtue of ALDP policy. The open space area is of landscape and amenity value given the contribution it makes to the setting of Piperdam, and it is of biodiversity value. A commercial development of the scale and nature proposed at a prominent roadside location would not be consistent with the pattern of development in the area. Expanding built development at Piperdam into an open space area adjacent to the roadside would not be consistent with the policy aim of safeguarding the areas setting and environment and would considerably increase landscape impact. The proposal is not compatible with policies PV2, PV6, PV7 or allocation Pd1 of the ALDP.

The new development would be remote from the existing tourism and leisure facilities at Piperdam and would be under separate ownership and control from the existing tourism and leisure facilities. While it would provide a mixed-use space, the majority of the floorspace would accommodate the proposed café/restaurant and associated facilities. It would, in many ways, be replicating the existing offer within Piperdam rather than expanding the range of facilities available. Competition is not a material planning consideration but the ALDP indicates that a development of this nature would only be acceptable at this location where it maintains or enhances the recreational and tourism potential of the golf course and associated facilities. Little if any information is provided to demonstrate how the proposal would meet that policy requirement or to demonstrate what impact the development would have on the existing facilities that support the overall Piperdam resort. Net economic benefit is a material consideration and the applicant has indicated that the proposal would generate employment opportunities. However, there has been no assessment in relation to the impact of the development on the existing facilities and therefore the net benefits of the proposal are unknown. It is noted that the operator of the Piperdam resort has indicated that the proposed development could displace existing jobs at existing facilities. It would not be in the public interest to allow a new development in an unacceptable location in circumstances where that compromised the viability of existing facilities that support the overall development and that are located in a more acceptable location. There is no evidence to demonstrate that the proposals would maintain or enhance the recreational and tourism potential of the golf course and associated facilities at Piperdam.

The applicant has indicated that the proposal involves a farm shop that would sell local produce and provide a convenient retail facility for those within the Piperdam development. However, the development is remote from any existing farm complex, the planning system does not provide a ready means to effectively restrict the sale of goods to local produce, and the proposal does not provide any convenient pedestrian routes between the site and the existing Piperdam development. This is a retail and commercial leisure development and it exceeds 1000sqm in area; it is not a local convenience shop as defined by the ALDP because of its size. Planning policy seeks to locate facilities of this nature and scale in a sequential manner with preference given to locating new development in the most sustainable locations where it will help sustain existing shops and services. The proposal is not accompanied by the information specified in Policy TC19 and does not demonstrate compliance with the specified criteria. The proposal is remote from any existing farm complex, and it is not directly related to maintaining or enhancing the golf course or associated facilities. There is no justification for a development of this nature and scale at this location.

The proposed house is contrary to policy Pd1. There is no reasonable justification for a house in association with a business of the nature proposed. The proposed house is of little design quality and it would provide a relatively poor residential environment sitting adjacent to the large commercial car park.

The commercial building would be close to 100m in length with a shallow pitched roof. The proposed design would not reflect traditional or contemporary rural architecture. Little attempt has been made to design the building in a manner that would allow it to make a positive contribution to the rural landscape. The proposed design draws more on the architecture of an urban business parks than rural Angus and the north elevation that would face the public road is particularly featureless and stark. The expanse of car parking makes little provision for pedestrian movement through it and the development does not provide any ready or attractive pedestrian connectivity to the wider Piperdam development. The proposal does not meet the design policy requirements of the ALDP.

The applicant has indicated that the proposal would connect to the public water supply and foul drainage network and that it would provide a sustainable urban drainage system. That general arrangement is compatible with development plan policy but there are known issues with the operation of the public drainage system at Piperdam. Scottish Water has confirmed that there is capacity in the public supply to accommodate the development. In relation to foul drainage while it is acknowledged that there are matters that are being investigated with the existing drainage network in Piperdam by Scottish Water, Scottish Water has also indicated no objections to the application. Scottish Governments 'Planning Advice Note 79: Water and Drainage' states that where the applicant has stated their intention is to connect to Scottish Water's network, and Scottish Water has not made an objection, that there should be no barrier to granting planning permission in relation to water or waste water infrastructure. In terms of the planning policy requirements, the development must connect to the public drainage system and a condition could be attached to require written evidence to be submitted of Scottish Waters approval prior to the commencement of development. How the applicant achieves this connection is a matter for the applicant and Scottish Water to agree. The Roads Service has indicated that it is aware that there are currently issues surrounding the existing drainage infrastructure in the area and consider it important that proposals for surface water drainage are agreed prior to determination of the application if permission is to be granted. Insufficient information has been submitted to demonstrate that a suitable sustainable drainage system could be provided and further information has not been requested because the proposal is otherwise contrary to the development plan.

The Roads Service has indicated that the proposed development could be accommodated within the local road network subject to provision of an acceptable junction and the formation of a footway to the south of the A932 linking to the existing Piperdam access. The proposed level of car and bus parking within the site is considered to be acceptable and relevant matters could be addressed by planning condition.

The formation of the new vehicular access, along with its necessary visibility splays and footway would result in the loss of existing oak trees on the site frontage. Those trees are of some landscape value and their felling was not approved as part of the felling permission. No information has been submitted to demonstrate that felling of those trees would not adversely affect protected species, including bats.

The proposal does not give rise to any other significant issues that could not be addressed by planning conditions. However, the proposal is contrary to development plan policy for the reasons set out above. Accordingly, the proposal is also contrary to policy DS1 of the ALDP as it is not of an appropriate scale and nature and as it is not in accordance with other policies of that plan.

The matters raised in objection to the application have largely been addressed above and they support the conclusion that this proposal is contrary to development plan policy. The development would have an adverse impact on the general amenity of the area by detracting from the setting of the wider area. However, specific impacts on amenity from sensory emissions could generally be controlled by condition in the event planning permission was granted.

The matters raised in support of the application are noted and the potential benefits associated with the proposal have been considered in the preparation of this report. However, the information on economic benefit provided in support of the application is generic in nature. While the proposal would generate new jobs that has to be balanced against any job losses that might occur as a consequence of adverse impact on existing businesses. The applicant has provided no assessment in relation to this matter and has provided no assessment in relation to the net economic effect of the proposal. The planning system cannot guarantee that the development would result in new jobs for local people or that local companies would be used in construction. No wildlife survey has been submitted in support of the application. The matters raised in support do not justify approval of the application in circumstances where it is contrary to development plan policy.

In conclusion, this application proposes development on land that is otherwise protected as open space by ALDP policy. It would result in a development that would have an adverse impact on the setting and environment of Piperdam, and would give rise to adverse landscape and visual impact. No information has been submitted to demonstrate that the development would enhance or maintain the recreational and tourism potential of the golf course and associated facilities. Information required by policy to support a proposal of this nature has not been provided and there is no evidence to demonstrate that this development is justified or appropriate at this location. The design quality of the proposal is poor, and the

proposal would result in an inappropriate form of development in a prominent rural location. The matters raised in objection to the application support the conclusion that the proposal is contrary to development plan policy. The matters raised in support of the application do not identify material considerations that justify approval of the application contrary to development plan policy. The proposal is contrary to the development plan and there are no material considerations that justify approval.

Human Rights Implications

The decision to refuse this application has potential implications for the applicant in terms of his entitlement to peaceful enjoyment of his possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying the decision in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. Any interference with the applicant's right to peaceful enjoyment of his possessions by refusal of the present application is in compliance with the Council's legal duties to determine this planning application under the Planning Acts and such refusal constitutes a justified and proportionate control of the use of property in accordance with the general interest and is necessary in the public interest with reference to the Development Plan and other material planning considerations as referred to in the report.

Decision

The application is refused

Reason(s) for Decision:

1. The proposal is contrary to policies PV2, PV6 and PV7 of the Angus Local Development Plan as it would result in loss of open space that is of landscape, amenity and biodiversity value, and as it would result in unacceptable landscape and visual impacts.
2. The proposal is contrary to the development strategy for Piperdam and policy Pd1 of the Angus Local Development Plan as it has not been demonstrated that the development would maintain or enhance the recreational and tourism potential of the existing golf course or associated facilities at Piperdam, and because the proposal would have a detrimental impact on the areas setting and environment.
3. The proposal is contrary to the development strategy for Piperdam and policy TC2 of the Angus Local Development Plan as additional housing development is not permitted within the Piperdam development boundary, and as the proposed house would not have a satisfactory residential environment.
4. The proposal is contrary to policy TC19 of the Angus Local Development Plan as it proposes large-scale retail and commercial leisure development at an out of town location, is not supported by information required by that policy, does not demonstrate that a sequential approach has been followed to site selection, does not demonstrate that it tackles deficiencies in existing provision, and would have an unacceptable impact on the natural environment and surrounding amenity .
5. The proposal is contrary to policies DS3 and TC16 of the Angus Local Development Plan as the scale and nature of the development is not in keeping with the character of the local landscape and pattern of development, and as it does not deliver a high design standard that contributes positively to the character and sense of place of the area.
6. The proposal is contrary to policy PV5 of the Angus Local Development Plan as it has not been demonstrated that the proposals would not have an unacceptable adverse impact on protected species.
7. The proposal is contrary to policy PV15 of the Angus Local Development Plan as it has not been demonstrated that the proposal would provide a suitable system for the sustainable management of surface water within the site.
8. The proposal is contrary to policy DS1 of the Angus Local Development Plan as the proposal is not of an appropriate scale and nature and is not in accordance with relevant policies of the local development

plan.

Notes:

Case Officer: James Wright
Date: 23 December 2020

Appendix 1 - Development Plan Policies

Angus Local Development Plan 2016

Policy DS1 : Development Boundaries and Priorities
All proposals will be expected to support delivery of the Development Strategy.

The focus of development will be sites allocated or otherwise identified for development within the Angus Local Development Plan, which will be safeguarded for the use(s) set out. Proposals for alternative uses will only be acceptable if they do not undermine the provision of a range of sites to meet the development needs of the plan area.

Proposals on sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP.

Proposals for sites outwith but contiguous* with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary.

Outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

In all locations, proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP.

Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

*Sharing an edge or boundary, neighbouring or adjacent

Policy DS2 : Accessible Development
Development proposals will require to demonstrate, according to scale, type and location, that they:

- o are or can be made accessible to existing or proposed public transport networks;
- o make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- o allow easy access for people with restricted mobility;
- o provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- o are located where there is adequate local road network capacity or where capacity can be made available.

Where proposals involve significant travel generation by road, rail, bus, foot and/or cycle, Angus Council will require:

- o the submission of a Travel Plan and/or a Transport Assessment.

- o appropriate planning obligations in line with Policy DS5 Developer Contributions.

Policy DS3 : Design Quality and Placemaking

Development proposals should deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. Development proposals should create buildings and places which are:

- o Distinct in Character and Identity: Where development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features.
- o Safe and Pleasant: Where all buildings, public spaces and routes are designed to be accessible, safe and attractive, where public and private spaces are clearly defined and appropriate new areas of landscaping and open space are incorporated and linked to existing green space wherever possible.
- o Well Connected: Where development connects pedestrians, cyclists and vehicles with the surrounding area and public transport, the access and parking requirements of the Roads Authority are met and the principles set out in 'Designing Streets' are addressed.
- o Adaptable: Where development is designed to support a mix of compatible uses and accommodate changing needs.
- o Resource Efficient: Where development makes good use of existing resources and is sited and designed to minimise environmental impacts and maximise the use of local climate and landform.

Supplementary guidance will set out the principles expected in all development, more detailed guidance on the design aspects of different proposals and how to achieve the qualities set out above. Further details on the type of developments requiring a design statement and the issues that should be addressed will also be set out in supplementary guidance.

Policy DS4 : Amenity

All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

Angus Council will consider the impacts of development on:

- Air quality;
- Noise and vibration levels and times when such disturbances are likely to occur;
- Levels of light pollution;
- Levels of odours, fumes and dust;
- Suitable provision for refuse collection / storage and recycling;
- The effect and timing of traffic movement to, from and within the site, car parking and impacts on highway safety; and
- Residential amenity in relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing.

Angus Council may support development which is considered to have an impact on such considerations, if the use of conditions or planning obligations will ensure that appropriate mitigation and / or compensatory measures are secured.

Applicants may be required to submit detailed assessments in relation to any of the above criteria to the Council for consideration.

Where a site is known or suspected to be contaminated, applicants will be required to undertake investigation and, where appropriate, remediation measures relevant to the current or proposed use to prevent unacceptable risks to human health.

Policy TC2 : Residential Development

All proposals for new residential development*, including the conversion of non-residential buildings must:

- o be compatible with current and proposed land uses in the surrounding area;
- o provide a satisfactory residential environment for the proposed dwelling(s);

- o not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and
- o include as appropriate a mix of house sizes, types and tenures and provision for affordable housing in accordance with Policy TC3 Affordable Housing.

Within development boundaries Angus Council will support proposals for new residential development where:

- o the site is not allocated or protected for another use; and
- o the proposal is consistent with the character and pattern of development in the surrounding area.

In countryside locations Angus Council will support proposals for the development of houses which fall into at least one of the following categories:

- o retention, renovation or acceptable replacement of existing houses;
- o conversion of non-residential buildings;
- o regeneration or redevelopment of a brownfield site that delivers significant visual or environmental improvement through the removal of derelict buildings, contamination or an incompatible land use;
- o single new houses where development would:
- o round off an established building group of 3 or more existing dwellings; or
- o meet an essential worker requirement for the management of land or other rural business.
- o in Rural Settlement Units (RSUs)**, fill a gap between the curtilages of two houses, or the curtilage of one house and a metalled road, or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility; and
- o in Category 2 Rural Settlement Units (RSUs), as shown on the Proposals Map, gap sites (as defined in the Glossary) may be developed for up to two houses.

Further information and guidance on the detailed application of the policy on new residential development in countryside locations will be provided in supplementary planning guidance, and will address:

- o the types of other buildings which could be considered suitable in identifying appropriate gap sites for the development of single houses in Category 1 Rural Settlement Units, or for the development of up to two houses in Category 2 Rural Settlement Units.
- o the restoration or replacement of traditional buildings.
- o the development of new large country houses.

*includes houses in multiple occupation, non-mainstream housing for people with particular needs, such as specialist housing for the elderly, people with disabilities, supported housing care and nursing homes.

**Rural Settlement Units are defined in the Glossary and their role is further explained on Page 9.

Policy TC16 : Tourism Development

Proposals for new or improved tourism related facilities and tourist accommodation will be directed to sites within development boundaries. Such facilities will be supported in these locations where the development is of an appropriate scale and nature and is in keeping with the townscape and pattern of development.

Outwith development boundaries, proposals for new or improved tourism related facilities and accommodation will be supported where:

- o it has been demonstrated that the proposals cannot be located within a development boundary; or
- o there is a justifiable locational requirement for the development; and
- o the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- o there is no unacceptable impact on the built and natural environment, surrounding amenity, traffic levels, access or infrastructure.

Angus Council will attach occupancy conditions to prevent tourist accommodation being occupied as

permanent residential accommodation. Applications to remove such occupancy conditions will not be supported.

Proposals to change the use or redevelop existing leisure or tourist facilities will only be supported where it is demonstrated:

- o that the existing business is no longer viable and there is no requirement for alternative tourist facilities in the location; and
- o that the existing business has been actively marketed for sale or lease as a going concern for a reasonable period at a reasonable market price.

Policy TC17 : Network of Centres

Angus Council will seek to protect and enhance the scale and function of the centres as set out in Table 2 below.

A town centre first policy is applied to uses including retail, commercial leisure, offices, community and cultural facilities that attract significant numbers of people. Support will be given to development proposals in town centres which are in keeping with the townscape and pattern of development and which conform with the character, scale and function of the town centres.

All development proposals within a Commercial Centre will have to satisfy criteria within Policy TC19 Retail and Town Centre Uses.

Policy TC19 : Retail and Town Centre Uses

Proposals for retail and other town centre uses* over 1000 m2 gross floorspace (including extensions) on the edge of or outside of defined town centres (including in out of town locations) will be required to submit relevant assessments (including retail/town centre impact and transport assessments) and demonstrate that the proposal:

- o has followed a sequential approach to site selection, giving priority to sites within the defined town centre before edge of centre, commercial centre or out of centre sites which are, or can be made accessible;
- o does not individually or cumulatively undermine the vibrancy, vitality and viability of any of the town centres identified in Table 2 in Angus;
- o tackles deficiencies in existing provision, in qualitative or quantitative terms; and
- o is compatible with surrounding land uses and there is no unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure.

Proposals for retail and other town centre uses⁸ under 1000 m2 gross floorspace (including extensions) on the edge of or outside of defined town centres may be required to submit relevant assessments (including retail / town centre impact, transport and sequential assessments) where it is considered that the proposal may have a significant impact on the vibrancy, vitality and viability of any of the town centres in Angus.

*Town centre uses include commercial leisure, offices, community and cultural facilities.

Policy TC20 : Local Convenience Shops and Small Scale Retail

Within development boundaries, proposals for the development and improvement of local convenience shops* will not be subject to the sequential approach. Such proposals will be supported where they are not detrimental to the surrounding amenity and are in keeping with the townscape and pattern of development. Preference will be given to development proposals which effectively reuse or redevelop vacant or derelict land.

Outwith development boundaries, proposals for small scale retail development (around 500 m2) will only be supported where the proposal constitutes rural diversification and is ancillary to tourism, agricultural, equestrian, horticultural or forestry operations and where the proposal:

- o does not individually or cumulatively undermine the vibrancy, vitality and viability of any of the town centres identified in Table 2 in Angus;

- o is of a scale and nature in keeping with the character of the local landscape and pattern of development; and
- o is compatible with surrounding land uses and there is no unacceptable impact on the built and natural environment, surrounding amenity, traffic levels, access or infrastructure.

Where planning permission is granted, conditions may be attached limiting the range of goods which can be sold.

*A local convenience shop is broadly defined as retailing drinks, tobacco, newspapers, magazines, food and confectionary which are purchased regularly for relative immediate consumption and measure 500 m² gross floorspace or less and are located outwith defined town centre boundaries as identified within the Proposals Maps.

Policy PV2 : Open Space Protection and Provision within Settlements

Angus Council will seek to protect and enhance existing outdoor sports facilities and areas of open space of sporting, recreational, landscape, wildlife, amenity, food production, access and flood management value. Development involving the loss of open space (including smaller spaces not identified on the Proposals Map) will only be permitted where:

- o the proposed development is ancillary to the principal use of the site as a recreational resource; or
- o it is demonstrated that there is an identified excess of open space of that type (backed up through an open space audit and strategy) to meet existing and future requirements taking account of the sporting, recreational and amenity value of the site; or
- o the retention or enhancement of existing facilities in the area can best be achieved by the redevelopment of part of the site where this would not affect its sporting, recreational, amenity or biodiversity value, its contribution to a green network, or compromise its setting; or
- o replacement open space of a similar type and of at least equal quality, community benefit and accessibility to that being lost will be provided within the local area.

Development proposals for 10 or more residential units or a site equal to or exceeding 0.5 hectares will be required to provide and /or enhance open space and make provision for its future maintenance. Other types of development may also need to contribute towards open space provision.

Angus Council will seek to ensure that 2.43 hectares of open space per 1000 head of population is provided*. The specific requirements of any development will be assessed on a site by site basis and this standard may be relaxed taking account of the level, quality and location of existing provision in the local area. In circumstances where open space provision is not made on site in accordance with the relevant standards, a financial contribution in line with Policy DS5 Developer Contributions may be required.

All new open spaces should incorporate the principles of Policy DS3 Design Quality and Placemaking, be publicly accessible and contribute to the enhancement and connectivity of the wider Green Network wherever possible.

*In line with the Six Acre Standard (National Playing Fields Association)

Policy PV5 : Protected Species

Angus Council will work with partner agencies and developers to protect and enhance all wildlife including its habitats, important roost or nesting places. Development proposals which are likely to affect protected species will be assessed to ensure compatibility with the appropriate regulatory regime.

European Protected Species

Development proposals that would, either individually or cumulatively, be likely to have an unacceptable adverse impact on European protected species as defined by Annex 1V of the Habitats Directive (Directive 92/24/EEC) will only be permitted where it can be demonstrated to the satisfaction of Angus Council as planning authority that:

- o there is no satisfactory alternative; and
- o there are imperative reasons of overriding public health and/or safety, nature, social or economic

interest and beneficial consequences for the environment, and

- o the development would not be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range

Other Protected Species

Development proposals that would be likely to have an unacceptable adverse effect on protected species unless justified in accordance with relevant species legislation (Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992) subject to any consequent amendment or replacement.

Further information on protected sites and species and their influence on proposed development will be set out in a Planning Advice Note.

Policy PV6 : Development in the Landscape

Angus Council will seek to protect and enhance the quality of the landscape in Angus, its diversity (including coastal, agricultural lowlands, the foothills and mountains), its distinctive local characteristics, and its important views and landmarks.

Capacity to accept new development will be considered within the context of the Tayside Landscape Character Assessment, relevant landscape capacity studies, any formal designations and special landscape areas to be identified within Angus. Within the areas shown on the proposals map as being part of 'wild land', as identified in maps published by Scottish Natural Heritage in 2014, development proposals will be considered in the context of Scottish Planning Policy's provisions in relation to safeguarding the character of wild land.

Development which has an adverse effect on landscape will only be permitted where:

- o the site selected is capable of accommodating the proposed development;
- o the siting and design integrate with the landscape context and minimise adverse impacts on the local landscape;
- o potential cumulative effects with any other relevant proposal are considered to be acceptable; and
- o mitigation measures and/or reinstatement are proposed where appropriate.

Landscape impact of specific types of development is addressed in more detail in other policies in this plan and work involving development which is required for the maintenance of strategic transport and communications infrastructure should avoid, minimise or mitigate any adverse impact on the landscape.

Further information on development in the landscape, including identification of special landscape and conservation areas in Angus will be set out in a Planning Advice Note.

Policy PV7 : Woodland, Trees and Hedges

Ancient semi-natural woodland is an irreplaceable resource and should be protected from removal and potential adverse impacts of development. The council will identify and seek to enhance woodlands of high nature conservation value. Individual trees, especially veteran trees or small groups of trees which contribute to landscape and townscape settings may be protected through the application of Tree Preservation Orders (TPO).

Woodland, trees and hedges that contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus will be protected and enhanced. Development and planting proposals should:

- o protect and retain woodland, trees and hedges to avoid fragmentation of existing provision;
- o be considered within the context of the Angus Woodland and Forestry Framework where woodland planting and management is planned;
- o ensure new planting enhances biodiversity and landscape value through integration with and contribution to improving connectivity with existing and proposed green infrastructure and use appropriate species;
- o ensure new woodland is established in advance of major developments;
- o undertake a Tree Survey where appropriate; and
- o identify and agree appropriate mitigation, implementation of an approved woodland management

plan and re-instatement or alternative planting.

Angus Council will follow the Scottish Government Control of Woodland Removal Policy when considering proposals for the felling of woodland.

Policy PV15 : Drainage Infrastructure

Development proposals within Development Boundaries will be required to connect to the public sewer where available.

Where there is limited capacity at the treatment works Scottish Water will provide additional wastewater capacity to accommodate development if the Developer can meet the 5 Criteria*. Scottish Water will instigate a growth project upon receipt of the 5 Criteria and will work with the developer, SEPA and Angus Council to identify solutions for the development to proceed.

Outwith areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations. A private drainage system will only be considered as a means towards achieving connection to the public sewer system, and when it forms part of a specific development proposal which meets the necessary criteria to trigger a Scottish Water growth project.

All new development (except single dwelling and developments that discharge directly to coastal waters) will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long term maintenance must be agreed with the local authority. SUDs schemes can contribute to local green networks, biodiversity and provision of amenity open space and should form an integral part of the design process.

Drainage Impact Assessment (DIA) will be required for new development where appropriate to identify potential network issues and minimise any reduction in existing levels of service.

*Enabling Development and our 5 Criteria (<http://scotland.gov.uk/Resource/0040/00409361.pdf>)

Pd1 : Recreation Development

Proposals which extend the recreational and tourism potential of Piperdam, will be supported where they are compatible with the existing land uses/activities and are not detrimental to the area's setting and environment.

From:BrownA

Sent:22 Jul 2020 13:27:02 +0100

To:WrightJ

Cc:CorriganJ

Subject:Consultation for 20/00408/FULL - Land North Of Piperdam Drive, Piperdam

Dear James,

I have reviewed the above application and made the following observations with regard to flood risk;

- The application is for Erection of a Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works.
- The application site is Land North Of Piperdam Drive, Piperdam, Fowlis, Dundee, DD2 5LY
- The application site is a felled plantation.

- The SEPA flood maps indicate that the site is not within an area of fluvial flood risk.
- The SEPA flood maps indicate that there is a small pocket of surface water flood risk at the north-eastern corner of the site, however, there are no buildings proposed in this area. Please note that the surface water flood maps often highlight low points in topography.

- It is proposed to deal with surface water from the site by means of a Sustainable Urban Drainage System (SUDS).
- There are two rectangular SUDS ponds proposed on the site layout plan, however, it is unclear if the purpose of these is to provide treatment and infiltration or treatment only.
- The car parking area is proposed to be of a permeable construction.

Requirements

In order to make final comment on the application I require the following information;

1. Detailed proposals for surface water drainage in accordance with " C753 - The SUDS Manual" by CIRIA, this should include;

- a. Surface water drainage layout and construction details drawings.
 - b. Should the surface water drainage proposals incorporate an element of infiltration, then infiltration testing will be required in accordance with BRE DIGEST 365, or "C753-The SUDS Manual" by CIRIA.
 - c. Supporting calculations demonstrating that;
 - i. there should be no exceedance from the proposed drainage infrastructure - up to and including the 1 in 30 year critical rainfall event inclusive of a 35% uplift for climate change.
 - ii. there should be no surface water flooding from the proposed drainage infrastructure to any of the proposed buildings, or outwith the site - up to and including the 1 in 200 year critical rainfall event inclusive of a 35% uplift for climate change.
2. A plan highlighting the exceedance routes that water would take from the proposed drainage infrastructure in the event of an extreme weather event.
 3. A scheme of maintenance for the proposed surface water drainage arrangements and details of who will be responsible for this in perpetuity.

Should you require any further information please do not hesitate to contact me on ext. 1824.

Kind regards,

Andrew

From:BrownA
Sent:Wed, 23 Dec 2020 16:46:25 +0000
To:WrightJ
Cc:CorriganJ
Subject:20/00408/FULL - Land North Of Piperdam Drive, Piperdam

Good afternoon James,

Apologies for the delay in my response, I have now discussed this with my manager.

I can advise that we will require fully developed proposals for surface water drainage prior to making any final comment on the application. We are aware that there are currently issues surrounding the existing drainage infrastructure in the area and as such it is important that proposals for surface water drainage are agreed prior to determination of the application.

Kind regards,

Andrew

Andrew Brown | Technician - Flood Risk and Structures | Angus Council | BrownA@angus.gov.uk | www.angus.gov.uk

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Memorandum

Infrastructure
Roads & Transportation

TO: DEVELOPMENT STANDARDS MANAGER, PLANNING

FROM: TRAFFIC MANAGER, ROADS

YOUR REF:

OUR REF: CH/AG/ TD1.3

DATE: 22 JULY 2020

SUBJECT: PLANNING APPLICATION REF. NO. 20/00408/FULL - PROPOSED
ERECTION OF FARM SHOP, RESTAURANT AND ASSOCIATED
ACCOMMODATION AT PIPERDAM, FOWLIS

I refer to the above planning application.

The National Roads Development Guide, adopted by the Council as its road standards, is relative to the consideration of the application and the following comments take due cognisance of that document.

The site is located on the south side of A923 Dundee - Coupar Angus - Blairgowrie - Dunkeld road at Piperdam. The site is current used as a plantation for conifers.

A proposed layout sketch plan has been submitted which seems to indicate a proposed realignment of the A923 Dundee to Coupar Angus road with the formation of a right turn habourage, however, there appears to be no further submitted detailed drawings or Transport Assessment.

I have considered the application in terms of the traffic likely to be generated by it, and its impact on the public road network. Before I make my final comments on the proposed development, I would request that the applicant submit detailed plans and particulars relating to access; road layout design; specification and construction, including the provision of street lighting and surface water drainage. A Transport Assessment should also be submitted in accordance with Policy DS2. The assessment should adequately consider parking, servicing and the accessibility of the site by sustainable modes of transport.

I trust the above comments are of assistance but should you have any queries, please contact Adrian Gwynne on extension 2036.

A handwritten signature in black ink, appearing to be 'pp'.

ANGUS COUNCIL

PLACE PLANNING

CONSULTATION SHEET

PLANNING APPLICATION NO

20/00408/FULL

Tick boxes as appropriate

ROADS

No Objection

Interest

(Comments to follow within 14 days)

Date

22	07	20
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ELECTRONIC SUBMISSION DRAWINGS TO BE VIEWED VIA IDOX



Memorandum

Place Directorate – Infrastructure
Roads & Transportation

TO: DEVELOPMENT STANDARDS MANAGER, PLANNING

FROM: TRAFFIC MANAGER, ROADS

YOUR REF:

OUR REF: CH/AG/ TD1.3

DATE: 29 OCTOBER 2020

SUBJECT: PLANNING APPLICATION REF. NO. 20/00408/FULL – PROPOSED
ERECTION OF FARM SHOP, RESTAURANT AND ASSOCIATED
ACCOMMODATION AT PIPERDAM, FOWLIS

Further to the above planning application and my previous consultation response dated 22 July 2020.

The National Roads Development Guide (NRDG), adopted by the Council as its road standards, is relative to the consideration of the application and the following comments take due cognisance of that document.

Development Proposal

The site is located to the north of Piperdam Leisure Resort on the A923 Dundee - Coupar Angus - Blairgowrie – Dunkeld road. The proposed vehicular access is from the A923 which bounds the site to the north. Piperdam Drive leisure resort is to the west of the site and is located approximately 100 metres away from the western site boundary.

The proposed site plan incorporates the development of a farm shop, café and restaurant / bar and also includes a single dwelling house as accommodation for a staff member.

The application is supported by a Transport Assessment (TA) prepared on behalf of the applicant by the transport planning consultant, Fairhursts. The scoping for the TA was agreed with this service prior to its preparation.

Accessibility

The site is located next to Piperdam which is approximately 8 miles to the north-west of Dundee City Centre and 2.4 miles from Muirhead and Birkhill. A proposed vehicle access

is taken from the A923 at the northern boundary of the site. Pedestrian access to the site will also be taken from the A923 at the vehicular access. Cycle connectivity to the site can also be taken via the vehicle access point with appropriate cycle facilities available on site.

Pedestrian & Cycle Access

Cycling to the site would be via the existing A923 which is a public road and used by cyclists. A submitted drawing in the TS shows an 8 kilometre cycling radius which incorporates parts of Dundee which could allow staff members to cycle to the development.

A submitted appendix within the TS shows walking distances of up to 1600 metres from the site. This distance is recognised as a suitable distance for walkers in transport planning guidance. The existing houses at Piperdam are within easy walking distance to the site. Internal footpaths will allow pedestrians to access the facilities from the A923 and the development will incorporate a 2 metres wide footpath on the A923.

Public Transport

The development benefits from existing bus stops on the A923 and are all within the recommended 400 metres walking distance defined in Scottish Planning Policy. The stops are frequented by services connecting towns such as Blairgowrie and Coupar Angus with Dundee and then using other public services to further afield.

Vehicle Access

The site will be accessible from a new single vehicle access point on the northern boundary of the site at the A923. This consists of a wide two-way access route and will contain a ghost island junction on the A923, similar to the nearby junction at Piperdam Drive.

The A923 is subject to the national speed limit at the proposed site location. This road provides a direct link to Dundee and to the Perthshire towns of Coupar Angus (11 km) and Blairgowrie (19 km). Swept path drawings are provided to show servicing vehicles accessing/egressing the site in a safe manner.

Parking

The proposed development is for a combination of a farm shop, restaurant and accommodation for an onsite employee. The TS has considered the parking requirements quoted in the NRDG which requires a maximum of 195 car parking spaces be provided based on all components of the development in use.

In reality, it is unlikely that all components of the proposed development will generate a demand for parking at the maximum capacity level and the TS has concluded that the provision of 160 spaces is acceptable. It is reasonable to conclude that some customers for the restaurant & café will also be customers for the farm shop, therefore, I would agree that a reduction in car parking can be taken into account, bearing in mind the requirement for parking is expressed in terms of maximum numbers in accordance with national planning policy.

The TS states that 11 disabled spaces will be provided which is in excess of the standards required. Two bus parking spaces will be provided which allows any private bus parties to use the proposed development.

The TS has not included any electric parking facilities and I would suggest that the developer should include charging points for electric car usage.

Public Road Network

Trip Generation and Distribution

The site is expected to generate 372 two-way trips during a weekday and in order to derive an accurate representation of trip generation and traffic distribution during the morning and afternoon peak hours the TA has referred to the TRICS database to derive empirical survey data from existing comparable sites.

I am satisfied that the trip analysis provided is a reasonable representation of the type of development proposed.

Traffic Accidents

The TA contains no information on road traffic accidents. An analysis of the accident data held by Angus Council has been carried out and has identified the reported accidents occurring from 12 June 2015 to 11 June 2020 between Birkhill and the council boundary with Perth & Kinross. The records show that a total of 11 accidents have occurred as shown in table 1, below.

Table 1 – A923 Accidents Between 12/6/15 – 11/6/20 (latest available figures)

	Fatal	Serious	Slight	Total
2016		1		1
2017	1	1	2	4
2018		1	1	2
2019			1	1
2020		1	2	
TOTAL	1	4	6	11

The Fatal accident in 2017 took place 1.2 kilometres east of Piperdam at the junction of A923 and the classified, Fowls - Benvie road where a motorcyclist failed to observe a vehicle turning right onto the C12 and collided with said vehicle.

In terms of the closer locus to the site, an accident causing slight injury occurred approximately 30 metres east of the junction with Piperdam Drive in 2017, when a vehicle exited Piperdam Drive and another vehicle travelling at excess speed collided with rear of said vehicle.

Summary

I have considered the application in terms of traffic likely to be generated by it and its impact on the local road network. I am satisfied that the additional traffic generated by the development can be accommodated by the public road network with no significant detrimental impacts, subject to the implementation of appropriate mitigation measures.

If planning permission is to be granted, I would recommend that any such consent shall be subject to the following conditions:

- 1 That, prior to the commencement of development on site, a footway shall be provided on the south side of the A932 Dundee - Coupar Angus - Blairgowrie – Dunkeld Road along the frontage of the development and extending to Piperdam Drive. The footway shall be formed and constructed in accordance with the standards of Angus Council.
Reason: in order to provide adequate infrastructure in the interests of pedestrian safety and to encourage sustainable means of travel.
- 2 That, prior to the occupation or use of the retail units, the proposed provision for cyclists at the main public entrances to the proposed buildings shall be secure, covered, and adequately lit and signed.
Reason: to encourage sustainable means of travel.
- 3 That, plans and particulars of all details relating to access; road layout design; specification and construction, including provision of the footway described above, street lighting and surface water drainage shall be submitted for the approval of the planning authority. The development shall not commence until the planning authority has agreed the details in writing. The alterations to the public road shall thereafter be completed in accordance with the approved details within a specified timescale and all prior to the opening or use of any building on site.
Reason: to ensure that required alterations to the public road network are carried out to an adequate standard and in a timely manner.

I trust the above comments are of assistance but should you have any queries, please contact Adrian Gwynne on extension 2036.





Friday, 24 July 2020

Local Planner
Planning Service
Angus Council
Forfar
DD8 1AN

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

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

Dear Sir/Madam

SITE: Land North Of Piperdam Drive Piperdam Drive, Piperdam Fowlis, Dundee, DD2 5LY
PLANNING REF: 20/00408/FULL
OUR REF: DSCAS-0018426-LXV
PROPOSAL: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

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 and would advise the following:

Water Capacity Assessment

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

- ▶ There is currently sufficient capacity in the CLATTO Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ There is currently sufficient capacity for a foul only connection in the HATTON PFI Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
-

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.
-

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 Dom 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 laundrettes. 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,

Planning Application Team

Development Operations Analyst

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."

WrightJ

From: Brian Stephenson [REDACTED]
Sent: 21 December 2020 08:39
To: WrightJ
Subject: RE: Planning Application Consultation - 20/00408/FULL

Morning James,

You can get me this morning up to half 10, or 12 onwards this afternoon.

The drainage in Piperdam is currently private due to infiltration which is causing issues at the pumping station within the resort and further downstream in Liff. We are working with the resort to investigate and resolve these and the idea is that we will adopt the network once resolved but until that is the case we cannot approve any connections to it without the permission of the Piperdam resort, and we would not approve any connections due to the existing flooding issues.

The developer has been advised of the nearest public Scottish Water sewers in Muirhead via a Pre-Development Enquiry which was responded to in September, a gravity connection to these can go ahead subject to a technical application, a pumped connection would require a Drainage Impact Assessment – we are yet to receive a technical application however this was all after the planning submission in August so potentially they are now reconsidering their options with regards to drainage.

Regards,

Brian Stephenson
Development Operations
East Region Team Leader

Tel : [REDACTED]
[REDACTED]

E-mail: [REDACTED]

Web: www.scottishwater.co.uk

Business weblink - [Planning your development](#)

Business weblink - [Single House Connections](#)

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developmentoperations@scottishwater.co.uk

NEW

SW Public
General

From: WrightJ [REDACTED]
Sent: 18 December 2020 15:55
To: Brian Stephenson [REDACTED]
Subject: Planning Application Consultation - 20/00408/FULL
Importance: High

****EXTERNAL MAIL**** - Think Before You Click

Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works at Land North Of Piperdam Drive, Piperdam Drive, Piperdam, Fowlis

Brian,

I tried to contact you earlier and left you a voicemail regarding this.

We are in the process of progressing this application to determination. Today we have received this letter submitted on behalf of the Piperdam Resort which raises matters relating to the current status of the sewer network at Piperdam. I would be grateful if you could review the content of this letter and provide comments on this as soon as possible.

I will try to call you again at the start of next week to discuss this.

Regards

James Wright | Planning Officer (Development Standards) | Angus Council | [REDACTED]
| www.angus.gov.uk

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Scottish Water

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**Scottish
Forestry**
Coilltearachd
na h-Alba

Perth & Argyll Conservancy
Upper Battleby
Redgorton
Perth PH1 3EN
forestry@gov.scot

Email: panda.cons@forestry.gov.scot
Tel: 0300 067 6005

Conservator Cameron Maxwell

29 July 2020

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

By EMAIL PLNProcessing@angus.gov.uk

Dear Sirs

Planning application reference: 20/00408/FULL

Thank you for consulting Scottish Forestry on the above planning application. Scottish Forestry is the Scottish Government agency responsible for forestry policy, support and regulation.

The two main issues of concern to Scottish Forestry are 1) the loss of woodland cover that will occur as a result of this development and 2) that the area of land is already covered by a legally binding restocking obligation.

We therefore **object** to this planning application but we have set out below the circumstances in which we would be willing to lift that objection.

Background to the woodland at Lundiemuir Plantation

The owner applied to fell this small area of woodland in 2019 as part of normal sustainable forest management. We approved the application and issued a Felling Permission (FPA-6462) in June 2019 with the standard sustainable forest management requirement to replant the woodland after felling. This is a legal obligation on the owner. The requirement is to restock the 4.67 hectares by 13 June 2022.

The supporting statement provided by the applicant seems unhelpfully opaque in relation to the above and it is disappointing that the developer wasn't clearer as to the position. The approval granted through the Felling Permission was to fell and restock the area, not to remove the woodland from it. Although trees are currently mostly absent from the site, legally this is still regarded as woodland and whilst trees may have been felled, the area is still due for restocking.

Scottish Forestry is the Scottish Government agency responsible for forestry policy, support and regulation

S e Coilltearachd na h-Alba a' bhuidheann-ghnìomha aig Riaghaltas na h-Alba a tha an urra ri poileasaidh, taic agus riaghladh do choilltearachd



Scottish Government
Riaghaltas na h-Alba
gov.scot

Amenity and biodiversity aspects to the woodland area

There is some evidence that prior to felling, use was made of the woodland by red squirrels. A wildlife survey was carried out prior to the approval of the Felling Permission application. The woodland felled was largely Sitka spruce, which has a food value for red squirrels when coning occurs. Clearly the newly planted wood won't deliver benefits to squirrels in that regard for some time but the replanted woodland area would provide increasing biodiversity and amenity value as it gets older.

Because of their landscape and amenity value, we did not give approval for the maturing oak trees along the roadside to be felled and instead suggested that some relatively minor tree surgery work could be carried out on any problematic trees. It would be disappointing if these important trees were lost as part of the development.

Scottish Government policy on woodland removal and compensatory planting

You can find information on the Scottish Government's policy on the Control of Woodland Removal here:

<https://forestry.gov.scot/support-regulations/control-of-woodland-removal>

This webpage provides a link to the original policy document as well as supplementary guidance from February 2019, which provides more detail on the implementation of that policy.

Guiding principles of the policy are as follows:

There is a strong presumption in favour of protecting Scotland's woodland resources.

In line with Scottish Government's wider objective to protect and expand Scotland's woodland cover, applicants are expected to develop their proposal with minimal woodland removal.

The first consideration for all woodland removal decisions should be whether the underlying purpose of the proposals can reasonably be met without resorting to woodland removal – for example by changes to forest design, woodland type or management intensity.

Woodland removal should be allowed only where it would achieve significant and clearly defined additional public benefits. In appropriate cases a proposal for compensatory planting may form part of this balance.

In this case, if the planning authority were minded to approve the application then we would seek a condition as part of the planning consent to require compensatory planting of an area of woodland at least equal to the area of woodland lost, at another site. See Annex 4 of the February 2019 guidance which sets out when woodland removal can be allowed with compensatory planting. The guidance provides further information on the content of the condition and we can provide template text for the condition.

Eastern part of the site

It's not clear from the information provided what the intentions are for the eastern half of the site; this is also covered by Felling Permission FPA-6462 and has the same obligation to be restocked. If this is not part of the development plans then it can still be restocked and the area of compensatory planting would only cover the area being used for the development. It is generally preferable however to retain on site as much of the woodland area as possible.

Please let me know if you need any further information or if it would be useful to discuss.

Yours faithfully,



Claire Glaister FICFor
Woodland Officer
claire.glaister@forestry.gov.scot

ECONOMIC DEVELOPMENT COMMENTS

by Service Leader – Strategic Policy and Economy

Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

ENQUIRY ON PLANNING PERMISSION

REFERENCE – 20/00408/FULL

I write with respect the above application and would be grateful if you could note my comments on this proposal:

I support the opportunity to provide additional facilities in Angus, which will showcase local produce, improve our tourism product and enhance and compliment local provision. This proposal for the development of a Farm Shop, Restaurant, Café, staff accommodation and biomass heating plant would in my view be an excellent addition to Angus. This development will create a platform to highlight locally sourced produce in a sustainable way, which will both benefit the local area and support the wider economy.

As discussed in the proposal, there is an increasing demand for local produce across Scotland, not solely for export, but in our local market also. This is seen as both a priority and opportunity by The Scottish Government and indeed Food & Drink is one of our key sectors in Angus. This proposal aims to showcase this key sector, but also provide an outlet for some of our primary producers, further benefiting the local economy.

Whilst the Farm Shop, Restaurant and Café highlight our local produce, the biomass heating system meets with our sustainable green economy ambitions. In addition, the staff accommodation and with it, provision of 38 new jobs is a significant benefit to the local economy.

I believe that this development will complement and enhance our tourism provision, both for the domestic and international markets. Tourism is a very valuable contributor to the Angus economy. The Scottish Tourism Economic Assessment Monitor (STEAM) figures for 2019 indicate a significant contribution to the economy from visitors:

- There were 1.1 million visitors in 2019.
- £241 million was generated within the local economy through visitor and tourism business expenditure.
- On average, visitors staying in Angus stay 4.2 nights and spend £30 million on local accommodation.

- Staying visitor numbers increase by 38% between 2010 and 2019 and in 2019 generated a total economic impact of £203 million for businesses in Angus.
- Day Visits generated £37 million for the economy of the area.

This proposal for the provision of a Farm Shop, Restaurant and Café will help meet visitor expectations and contribute to growing the rural economy. Over £230 million was generated within the local economy through visitor and tourism business expenditure in 2018. The proposed activity aligns directly with the priorities of the Angus Community Planning Partnership Community Plan and the Council Plan.

The more that can be done to increase the provision of quality attractions for our visitors, the greater the impact on our local economy. I believe that on this basis we should support this proposal.

Alison Smith

Service Leader – Strategic Policy and Economy

Date: 31/07/20 ref: 20/00408/FUL

James Wright
Angus Council
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

5 August 2020

By email only to: PLNProcessing@angus.gov.uk

Dear Mr Wright

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
ERECTION OF FARM SHOP, RESTAURANT, CAFÉ BUILDING, DWELLINGHOUSE
FOR STAFF ACCOMMODATION, BIOMASS HEATING PLANT AND ASSOCIATED
WORKS
LAND NORTH OF PIPERDAM DRIVE, PIPERDAM, FOWLIS, DD2 5LY**

Thank you for your consultation which SEPA received on 24 July 2020.

Advice for the planning authority

We have **no objection** to this planning application, but we advise Angus Council to determine the planning application only after some key issues, set out below, are addressed.

1. Surface Water

- 1.1 All surface water from the site appears to be drained to SUDS. These SUDS systems should be designed according to the latest SUDS CIRIA guidance and in accordance with the Simple Index Approach.
- 1.2 We advise that areas of high risk (e.g. delivery areas, skip/bin areas) should not be drained to any SUDS system but should be connected into the foul sewer. From what we can see in the plans, however, these areas are not highlighted and with connection to the foul sewer identified.

2. Wastewater drainage

- 2.1 In accordance with SEPA policy, all waste water from the site should be connected into the existing sewerage system and pumping station serving Piperdam.
- 2.2 The local SEPA team does have knowledge that the wastewater drainage at Piperdam may have capacity issues and Scottish Water appears not to have adopted the existing pumping station or network. It is our understanding that Scottish Water is still working on this with the new Piperdam owners. SEPA emphasise the need to have Scottish Water confirm that

they are happy with the new loading from this development, to avoid putting further pressure on the existing potentially fragile over-loaded sewerage network.

- 2.3 If a satisfactory arrangement with Scottish Water cannot be achieved. SEPA must advise Angus Council and the applicant that it could be particularly difficult to find an acceptable alternative in this particular part of Angus. There does not appear to be a waterbody close by with suitable dilution for effluent disposal and/ or the ground conditions may not be favourable for a private system. Therefore, in line with SEPA policy and the close proximity of this development to a sewerage network SEPA's waste water preference is connection to the sewerage network as stated in the planning application.

Regulatory advice for the applicant

3. Regulatory requirements

- 3.1 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 services team in the local SEPA office at:

FAD@sepa.org.uk

If you have any queries relating to this letter, please contact me by e-mail at planning.se@sepa.org.uk

Yours sincerely

Paul Lewis
Senior Planning Officer
Planning Service

ECopy to: Hiddleston & Feist – hiddleston_feist@onetel.com

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).

The Community Council have a number concerns regarding planning application 20/00408/FULL.

1 The licence to fell trees was conditional on replanting the area by 2022. This obligation appears to being ignored. The woods were a habitat for endangered species.

2 Noise generated from late night functions will have a detrimental affect on households in close proximity to development.

3 Another road junction close to the existing entrance to Piperdam could be a serious hazard unless some major road realignment takes place.

4 A number of residents have raised issues regarding water pressure and feel this development will only make matters worse.

5 Sewage capacity and surface water are also a concern.

6 The Community Council only represents the people in the council area and do not consider many of the comments from out-with the area to be competent.

From:GrahamIH

Sent:6 Oct 2020 10:29:37 +0100

To:WrightJ

Cc:ThomsonSD

Subject:20/00408/FULL Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works Land North Of Piperdam Drive Piperdam Fowlis

James

Thank you for consulting Environmental Health on the above application. I have looked at the relevant information submitted and undertaken a site visit and would offer the following comments on the proposals in terms of potential amenity impacts. Please note these comments are based on my understanding that the occupancy of the proposed residential unit will be limited either by condition or legal agreement to persons (and their immediate family) directly employed within the commercial aspect of the development.

Noise

Noise emissions with the potential to adversely impact on existing residential amenity levels if not adequately controlled could arise from entertainment noise and/or fixed plant associated with air extraction, refrigeration and the biomass unit. It is envisaged that the separation distances involved between the aforementioned noise sources and sensitive receptors should be sufficient to avoid significant adverse impacts arising however as a safeguard this Service would ask that the following conditions be attached to any consent granted in respect of this application.

- Noise from any fixed plant associated with this development shall not give rise to a noise level assessed within any dwelling or noise sensitive building with windows partially open for ventilation, in excess of that equivalent to Noise Rating Curve 30 between 0700 and 2200 and Noise Rating Curve 20 at all other times.
 - All amplified music and/or vocals shall be inaudible when assessed within any habitable room of a dwelling or other room of a noise sensitive premises with the receiver room windows partially open for ventilation.

Odour

The proposed development would require to be supported by catering on a relatively large scale with the potential for cooking odour impacts to affect nearby residential amenity levels if not properly controlled or abated. No details of any system(s) for the extraction of cooking odours has been provided at this stage however as previously discussed I am satisfied that this issue can be appropriately dealt with by the inclusion of the following condition in any consent granted.

- That prior to the commencement of development a scheme for the extraction and abatement of cooking odours shall be submitted for the written approval of the Planning Authority. For the avoidance of doubt these details shall include:
 - a. Full details of all grease filters both primary and secondary;
 - b. A high velocity discharge supported by full design calculations;
 - c. A high level discharge, a minimum of 1m above eaves height with no restrictions, i.e. caps or cowls

and be supported by detailed drawings showing all ductwork and the discharge position(s). Once approved the aforementioned extraction and abatement scheme shall be installed as approved and retained thereafter in full working order.

Air Quality

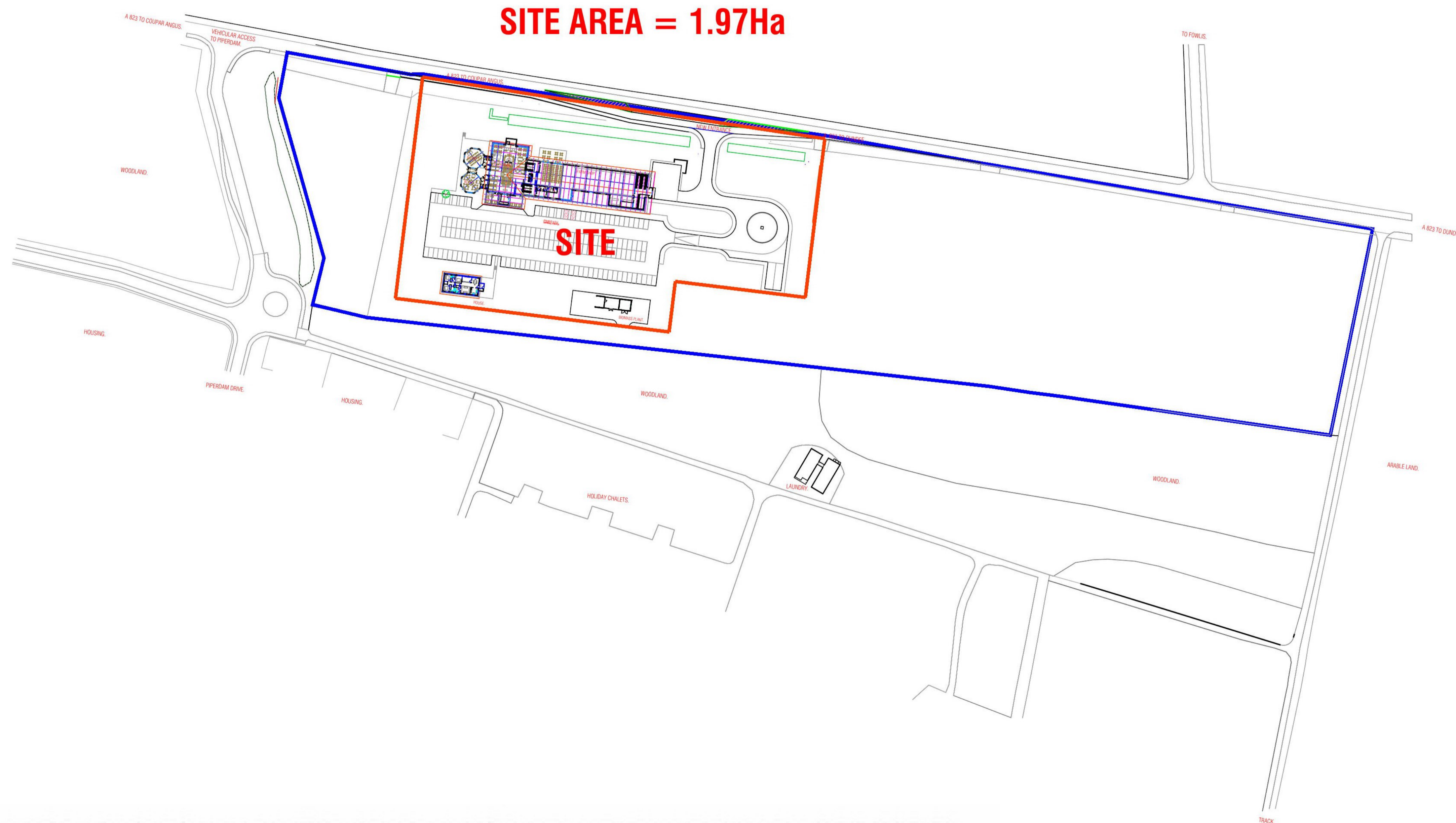
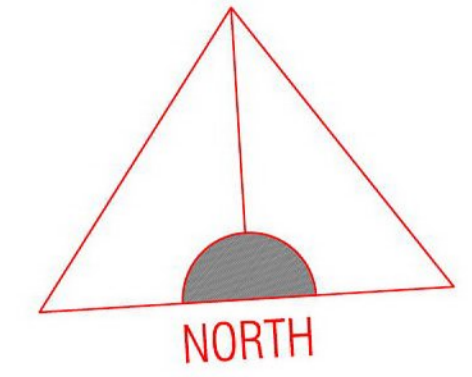
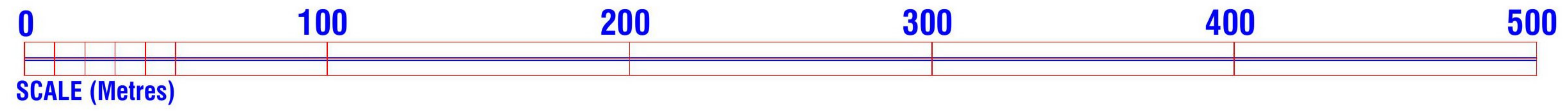
The proposal includes the installation of a biomass boiler unit to provide heating and hot water to both the commercial and residential units. Biomass boilers have the potential to give rise to impacts on local air quality, particularly from elevating nitrogen dioxide and particulate matter levels, and current Government guidance strongly recommends that a site specific emissions assessment is undertaken for both these pollutants. For this application an air quality screening assessment has been undertaken using the EPUK screening tool, a method which provides a worst case scenario as it assumes the maximum emissions rate at all times and downwind receptors. In this case the emission rates used are derived from actual test data and as required the assessment also takes into account predicted background levels of pollution. **The assessment predicts that National air quality limits will not be exceeded and overall air pollution levels in the area should not be significantly affected and should remain low as defined by the Government's air pollution health banding classification system.** Accordingly this Service would not object to the inclusion of the biomass plant in these proposals however it is requested that the following conditions be included in any consent granted.

1. The biomass boiler shall be a Heizomat RHK200 unless it is adequately demonstrated that an alternative boiler will meet all relevant Air Quality Objectives in respect of emissions of NO₂ and PM₁₀ as laid down in the current Air Quality Strategy.
2. The fuel used in the boiler shall be virgin woodchip with a maximum moisture content of 25% dry weight.
3. All emissions to atmosphere from the biomass boiler shall be discharged vertically from a flue stack 0.3 metres in diameter and a minimum of 6.0 metres in height above ground level, with no rain cap or cowl.

I trust you find the above response acceptable and I thank you for the opportunity to comment on this application. Should you wish to discuss anything further please do not hesitate to contact me.

Regards

Iain Graham | Environmental Health Officer | Angus Council - Place | Housing, Regulatory and Protective Services | Angus House, Orchardbank Business Park, Forfar, DD8 1AN | 📞01307 492026



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REVISIONS

Hiddleston & Feist

Suppliers of Log and Timber Framed Buildings
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737

PROJECT

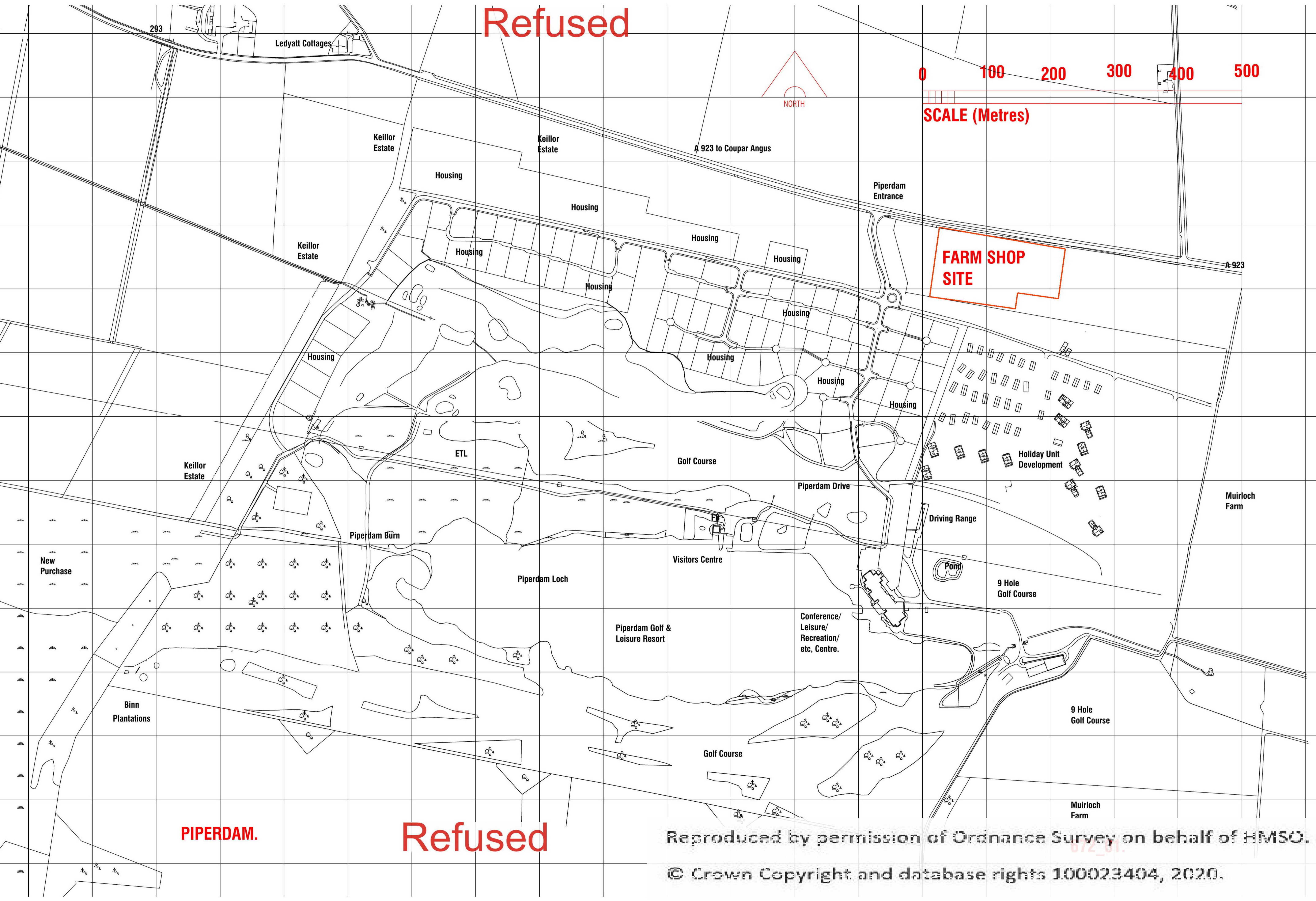
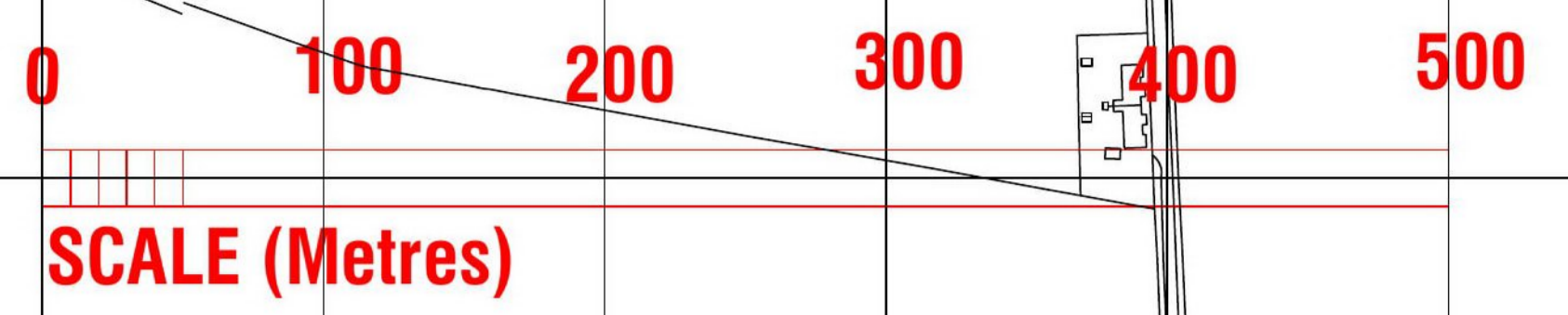
**MULLIN'S Farm Shop,
Cafe, and Restaurant.**

TITLE

Location Plan.

SCALE	DRAWN	DATE
	I.H.	July' 20
JOB NO.	DRG. NO.	REVISION
633	06	C

Refused



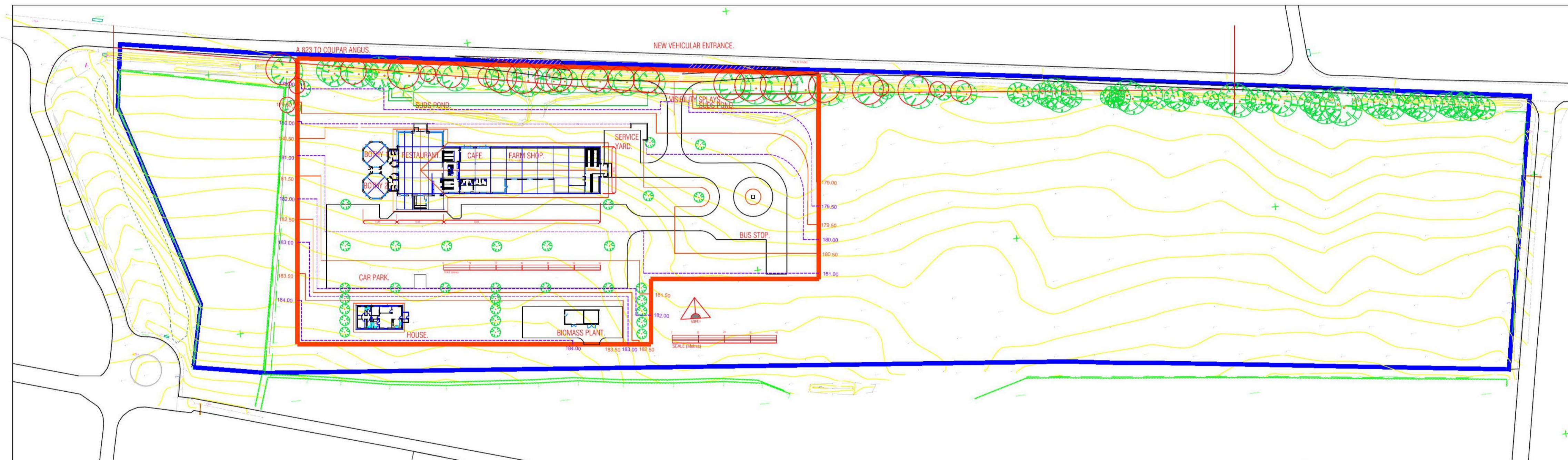
PIPERDAM.

Refused

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Refused



Refused

Site Layout Plan. Site Area 1.97Ha.

Hiddleston & Feist

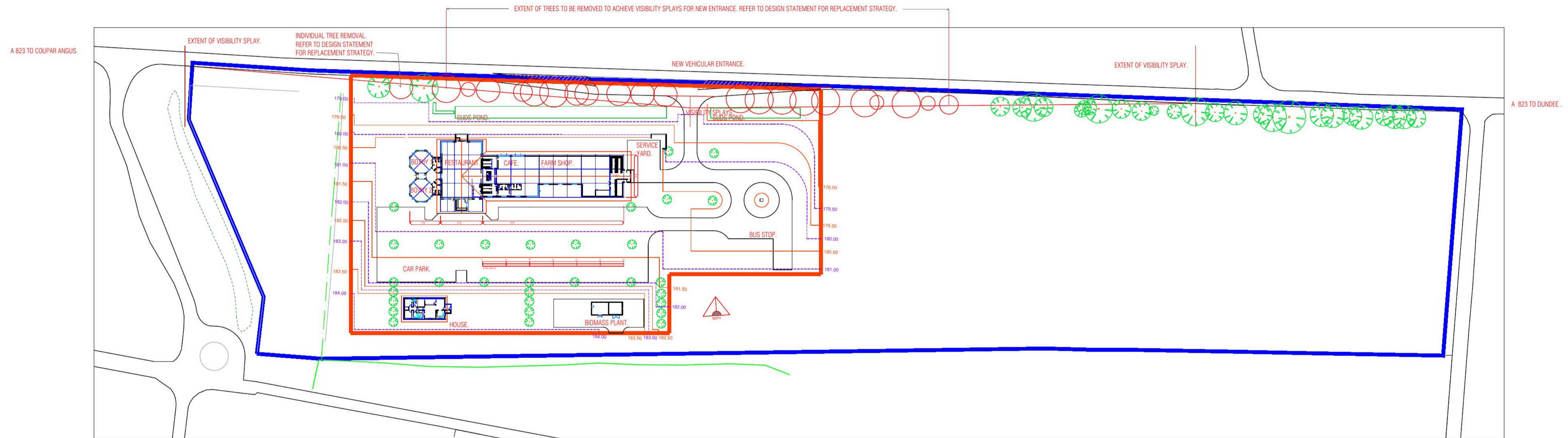
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 1 LAUREL BANK, DUNDEE, DD3 6JA
 tel: 01382 224427 fax: 01382 227737

PROJECT
MULLIN'S FARM SHOP.

TITLE
**Site Ownership Plan 1.
 SHOWING EXISTING CONTOURS**

SCALE	DRAWN	DATE
	I.H.	July' 20
JOB NO.	DRG. NO.	REVISION
633	05	C

Refused



Refused

Site Ownership Plan. Site Area 1.97Ha.

Hiddleston & Feist

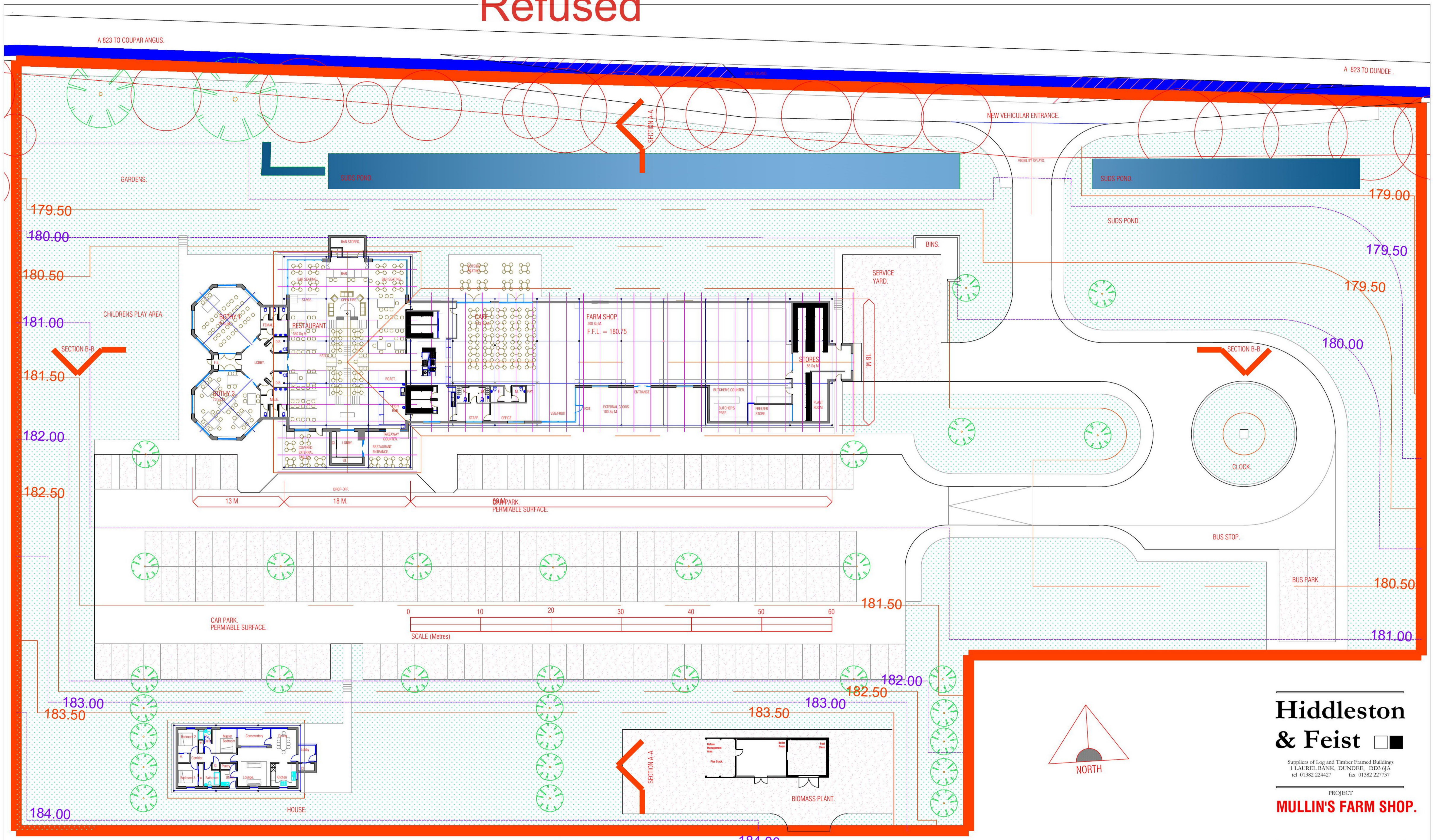
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 1 LAUREL BANK, DUNDEE, DD3 6JA
 tel: 01382 224427 fax: 01382 227737

PROJECT
MULLIN'S FARM SHOP.

TITLE
**Site Ownership Plan 1.
 SHOWING PROPOSED CONTOURS
 AND TREE REMOVAL.**

SCALE	DRAWN	DATE
	I.H.	July' 20
JOB NO.	DRG. NO.	REVISION
633	04	C

Refused



Refused

Hiddleston & Feist

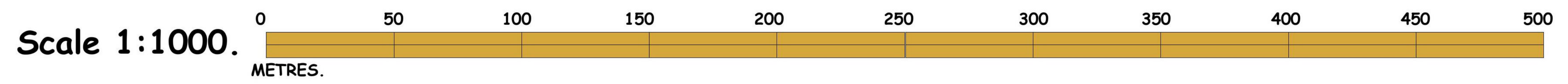
Suppliers of Log and Timber Framed Buildings
 1 LAUREL BANK, DUNDEE, DD3 6JA
 tel: 01382 224427 fax: 01382 227737

PROJECT
MULLIN'S FARM SHOP.

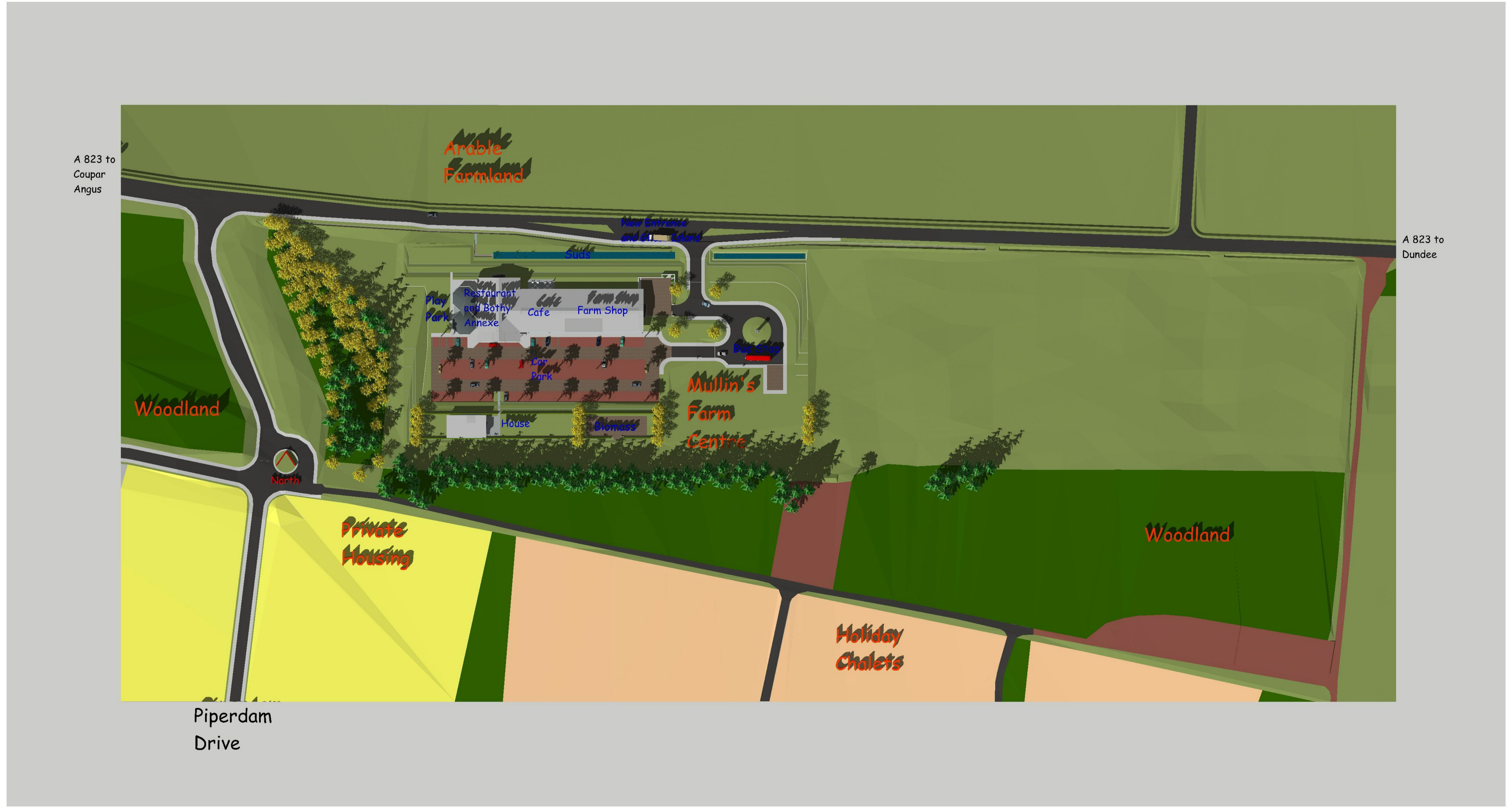
TITLE
Site Layout Plan.

SCALE	DRAWN	DATE
	I.H.	July' 20
JOB NO.	DRG. NO.	REVISION
633	02	C

Site Layout Plan. Site Area 1.97Ha.



Refused



633A_26, Site Layout Plan, Mullin's Farm Shop, By Pipersdam.

Refused

Refused

Materials.

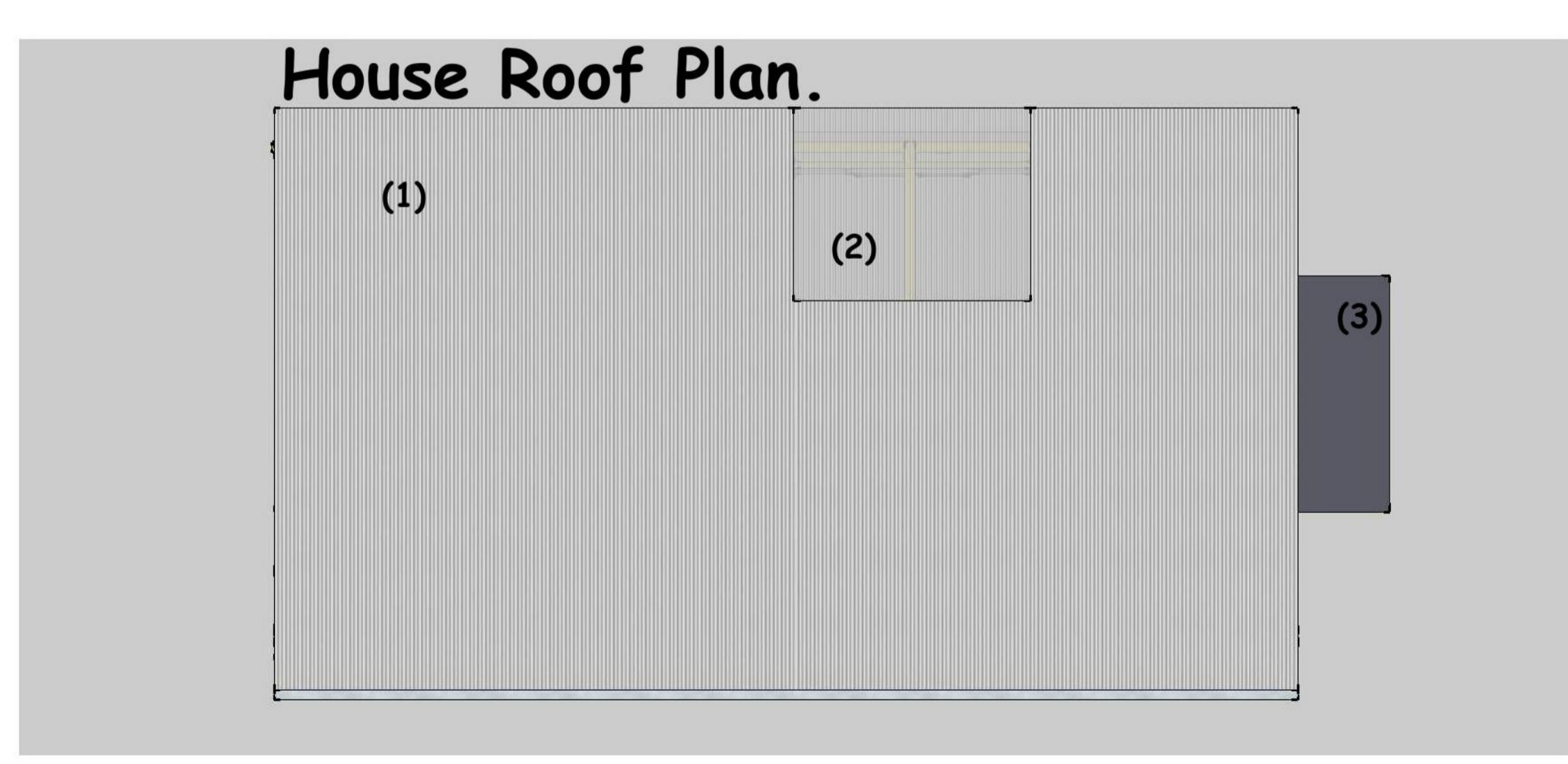
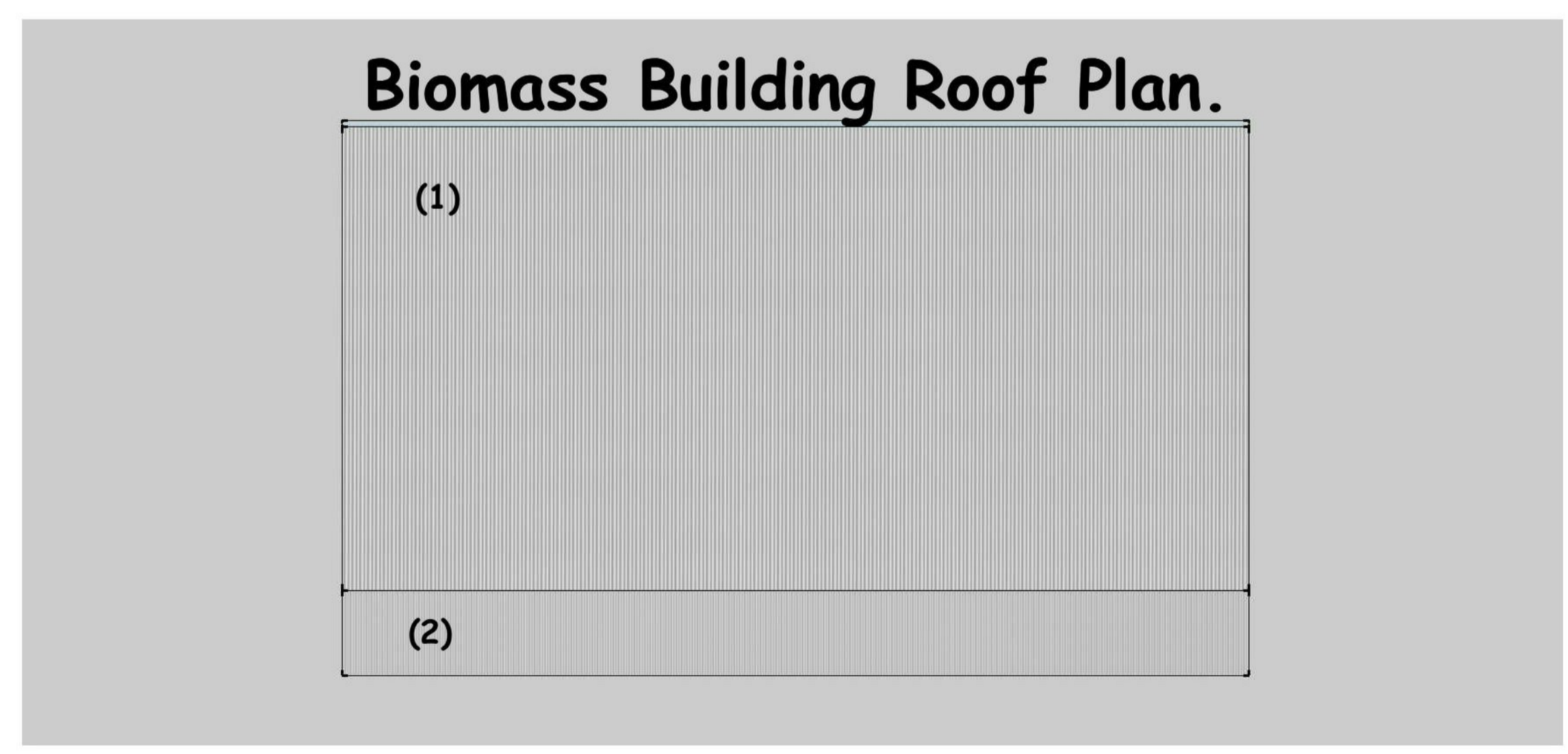
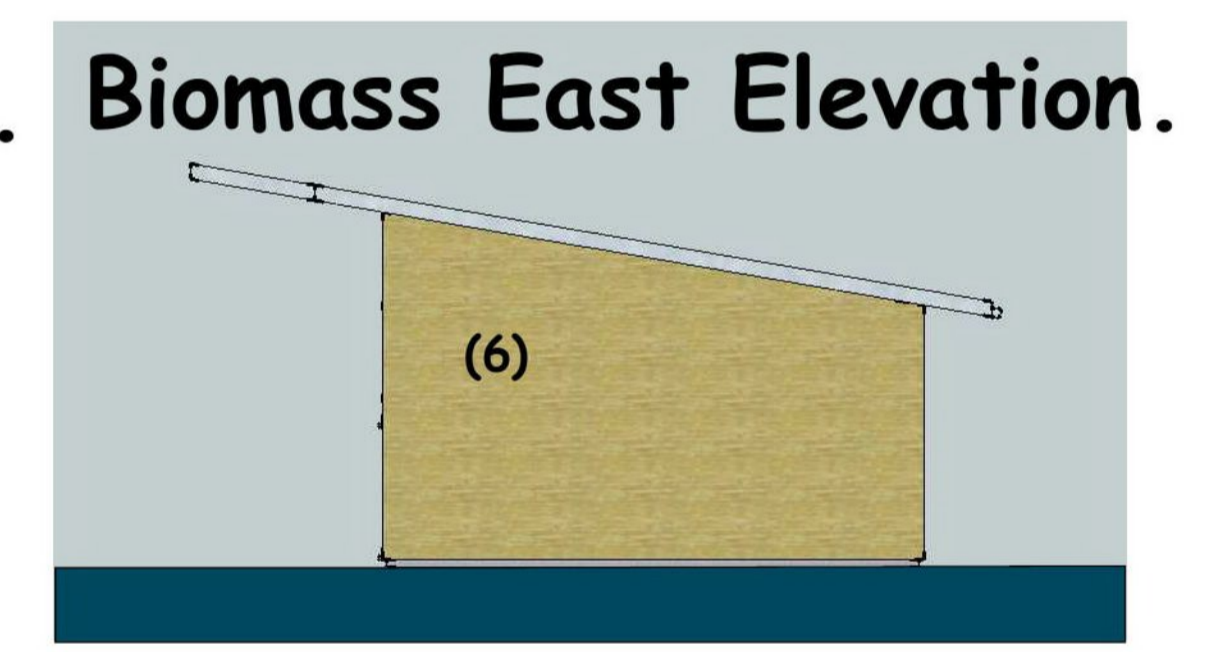
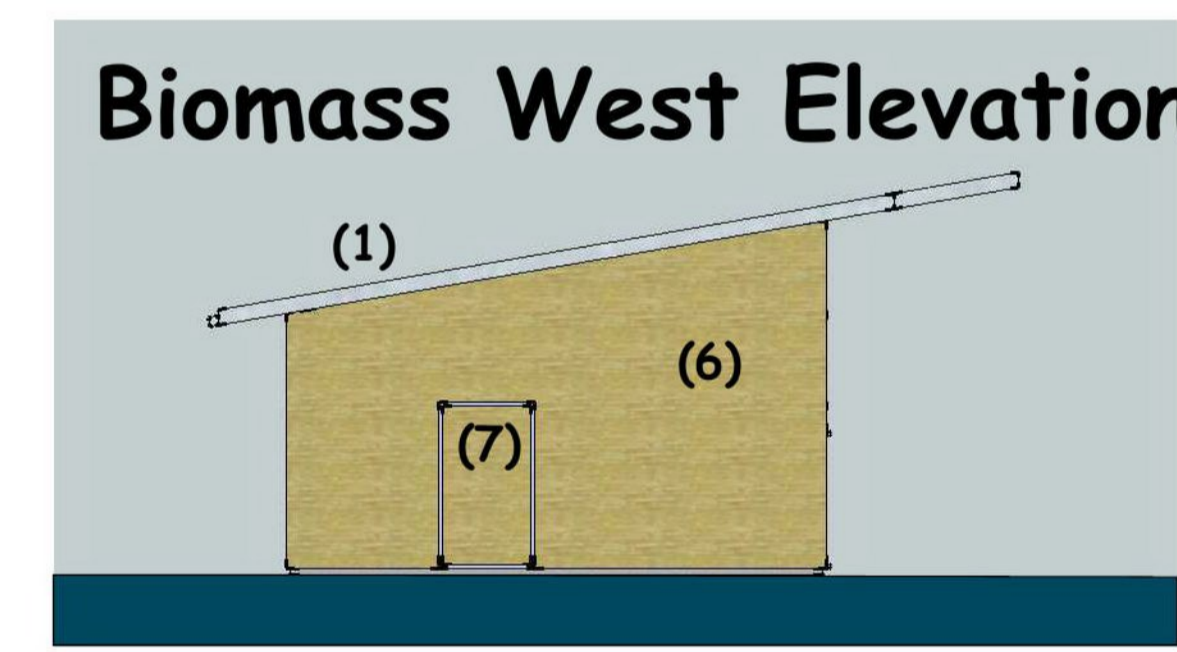
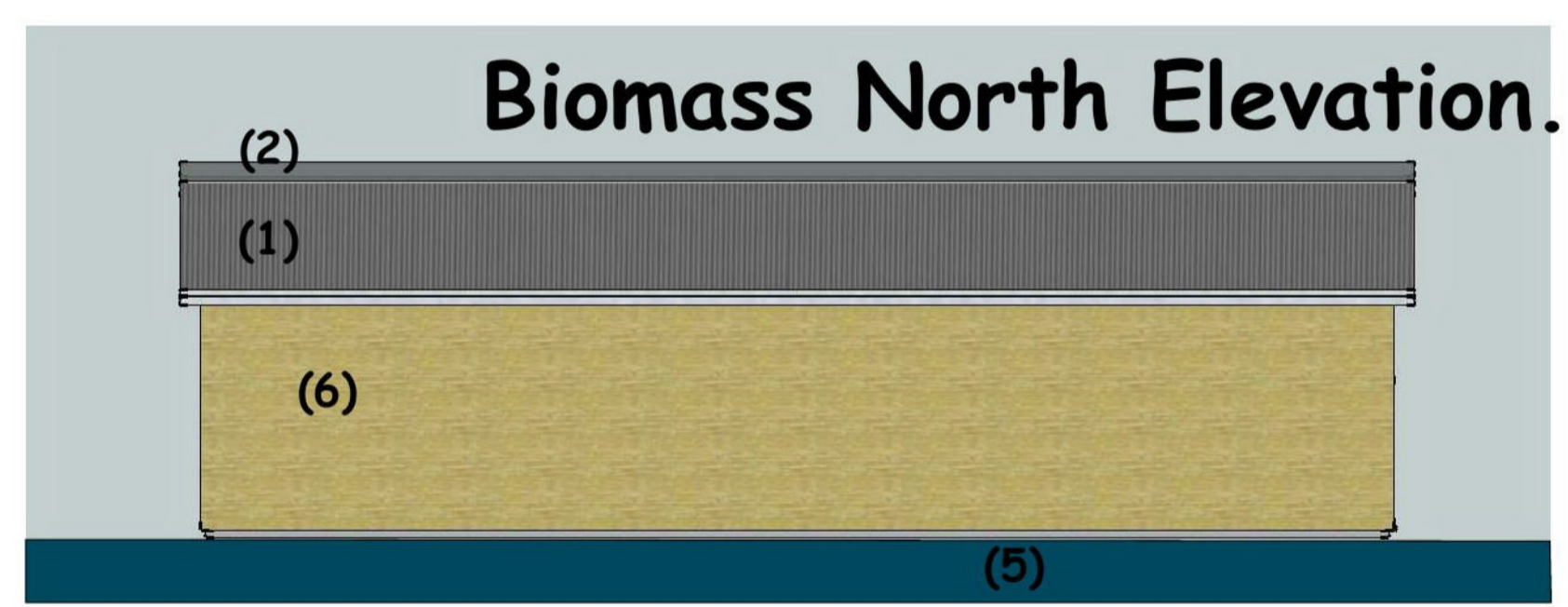
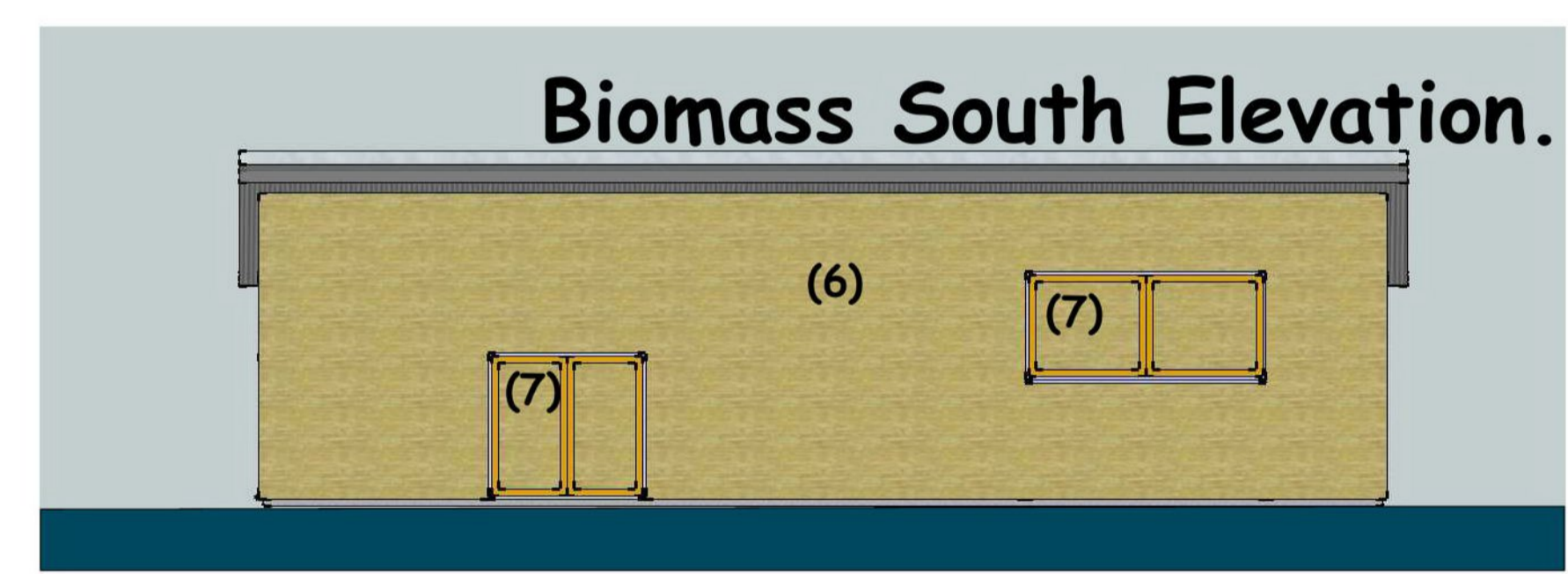
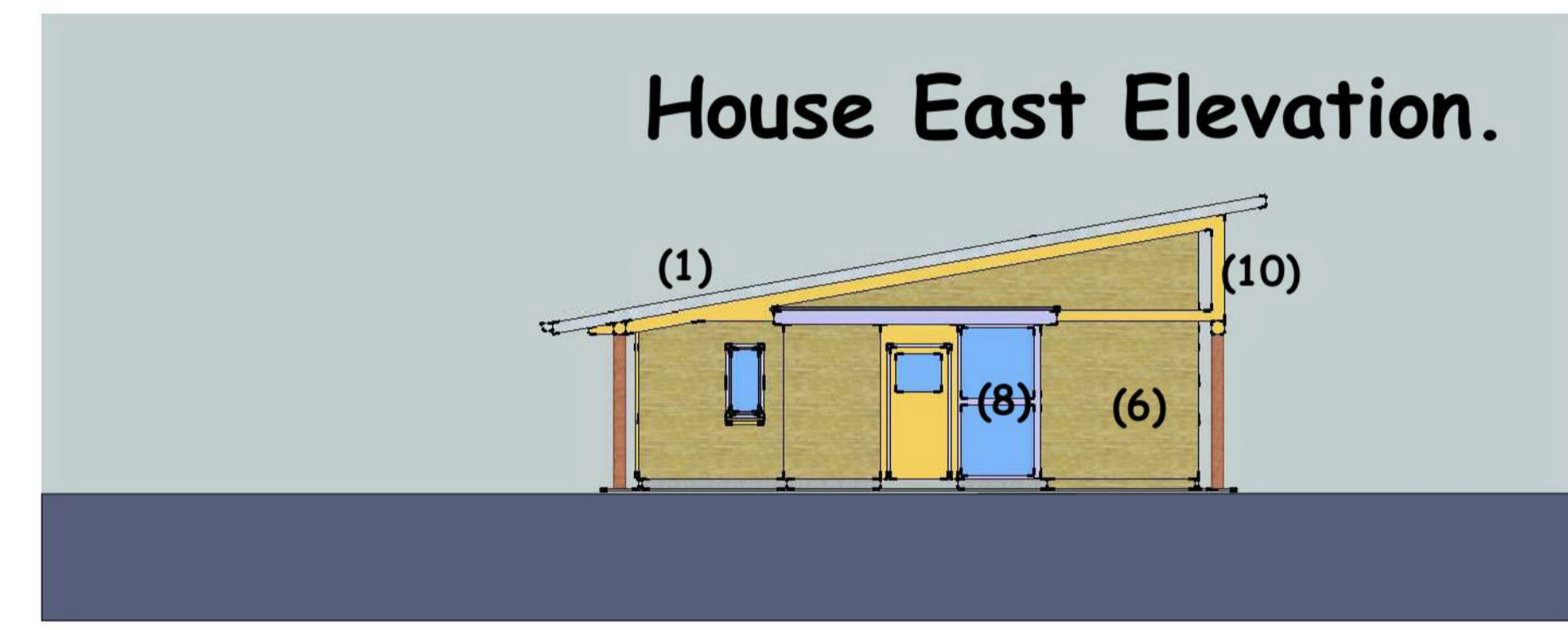
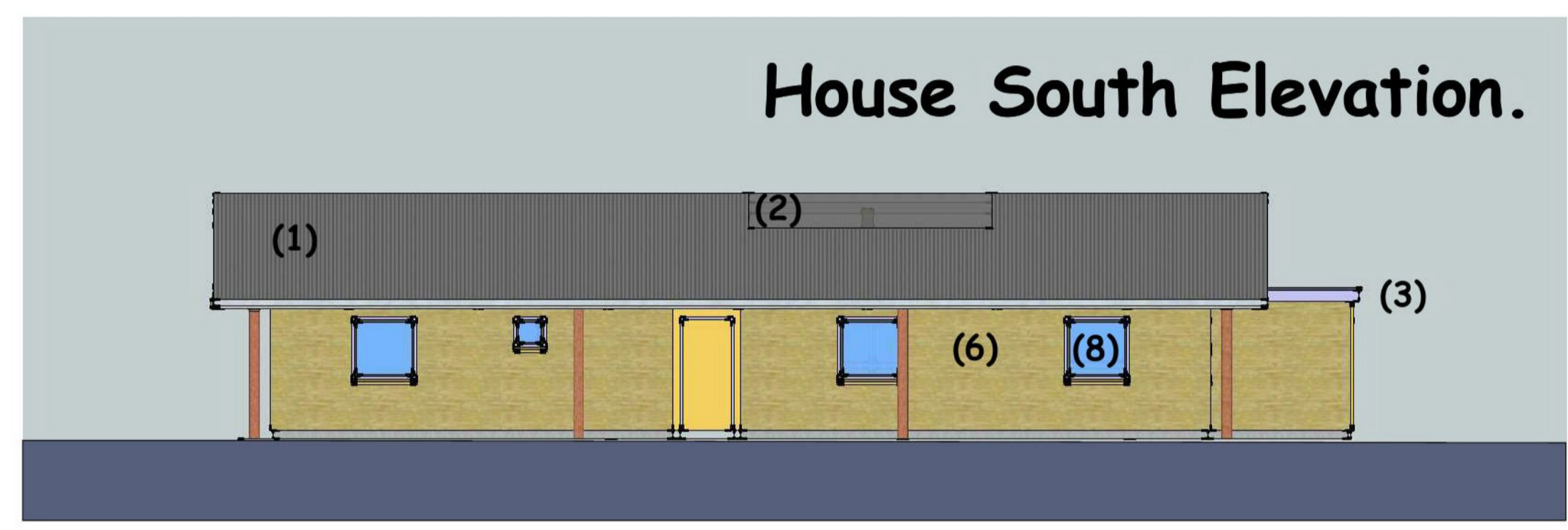
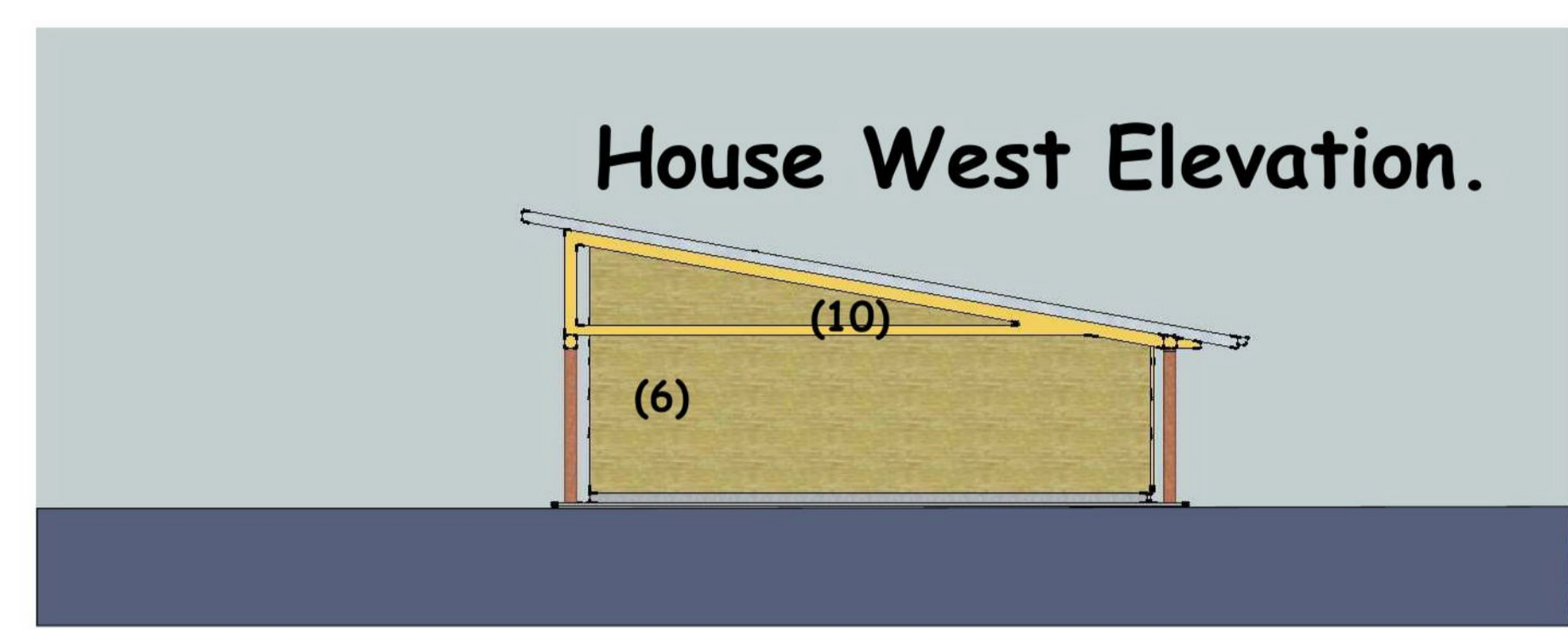
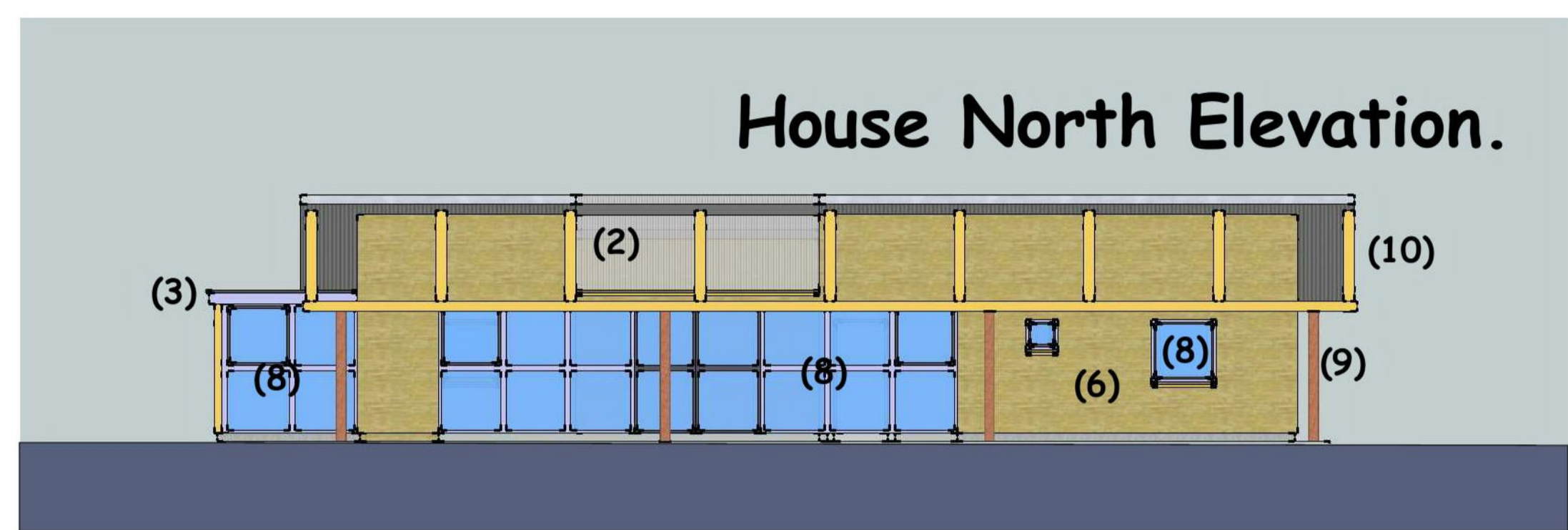
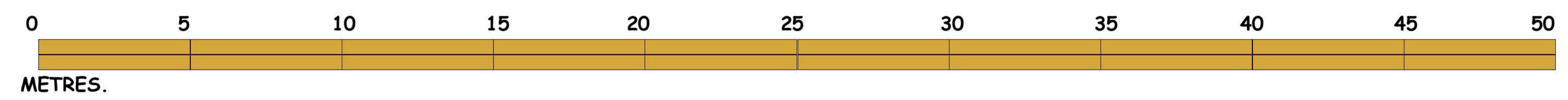
Roof: Aluminium (1), Translucent Perspex (2) Standing Seam Roofing System and Single Ply Membrane (3).

Walls: 'Denfined' Stone Base Course (5), and Natural Timber Horizontal Boarding (6).

Windows and Doors: Aluminium Composite (8) and Natural Timber (7).

Columns: Powder Coated Steel (9).

Trusses: Timber (10).



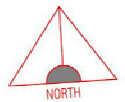
Hiddleston & Feist

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737

Refused



SCALE (Metres)



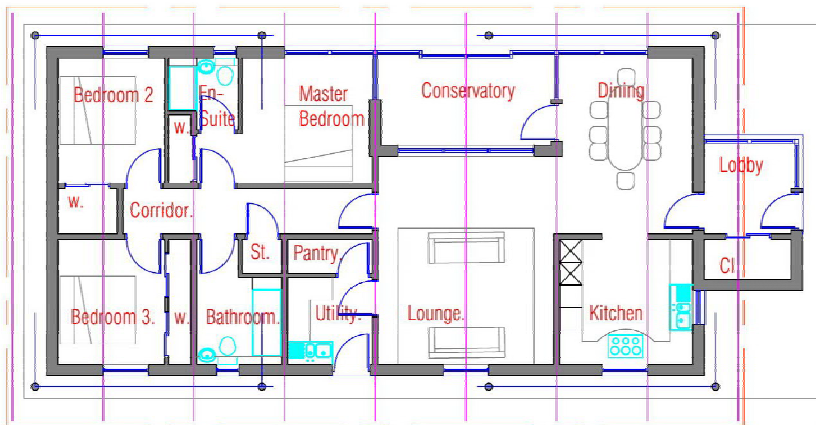
Materials:

Roof:
 Anodised Aluminium Composite Roofing Panels and with 10% Translucent .
 Finish: Corrugated Metallic and Clear Translucent's with Aluminium plate fascias, soffits and flashing's.

Walls:
 100mm Vertical softwood.
 Finish: Natural.

Windows and Doors: Anodised Aluminium Composite.
 Colour: Dark Gray.

Roof.



Hiddleston & Feist

Architects
 FLAURE BANK, DUNDEE, DD1 4BA
 TEL: 01306 224877 FAX: 01306 227177

09/03/20
House 1, at: Mullin's Farm Shop, Cafe and Restaurant.

1/1
Floor and Roof Plans.

SCALE DRAWN DATE
1/50. IH Mar '20

PLANNING EMBL. NO. REVISION NO.
 09

Refused

Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

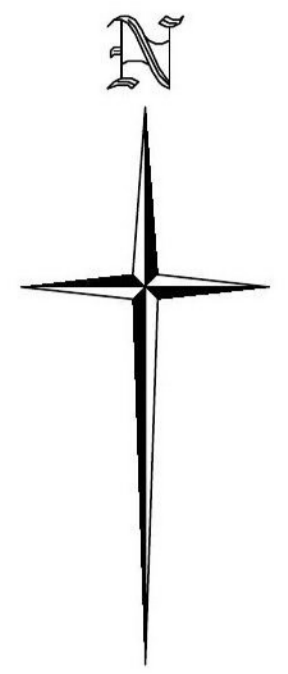
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

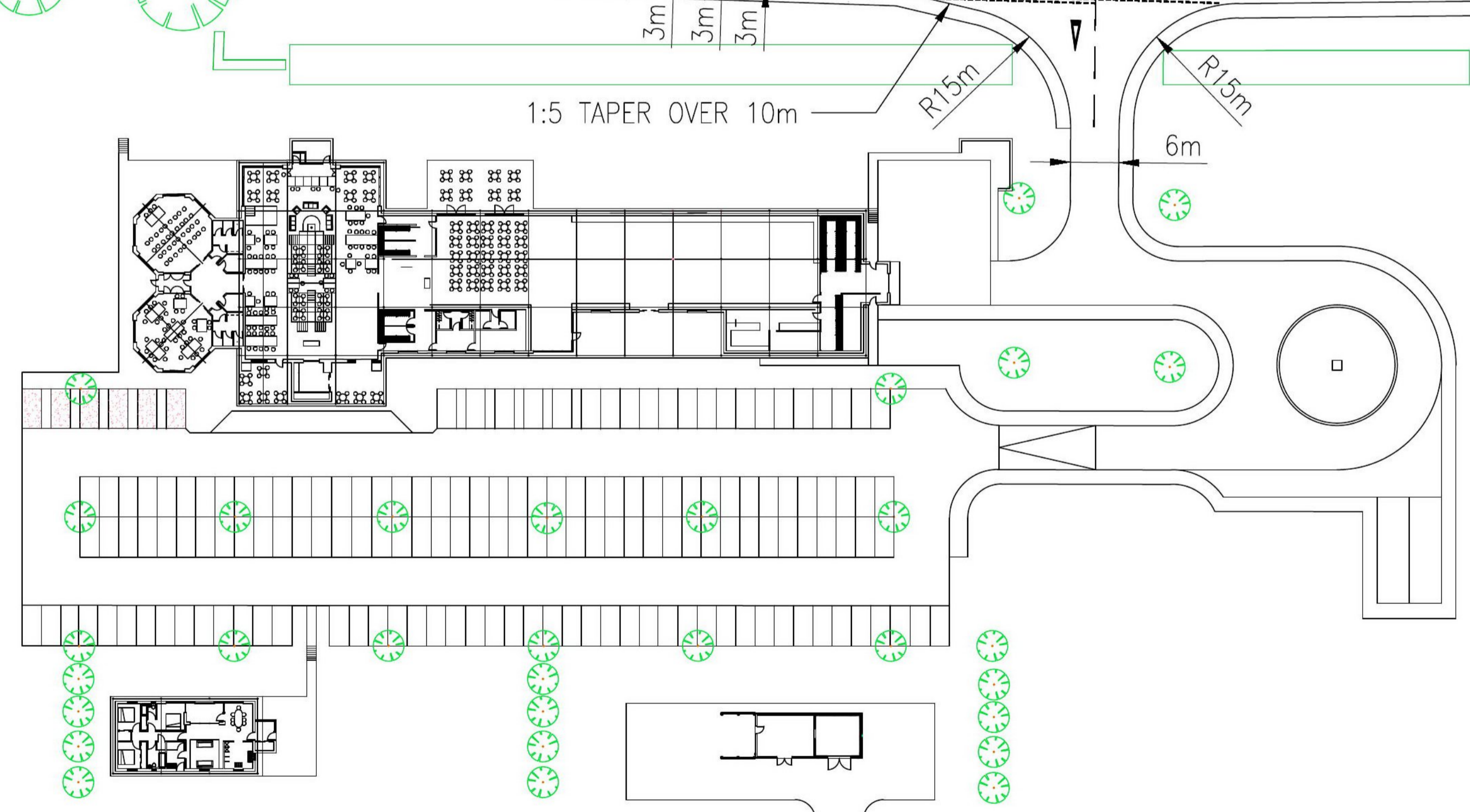
DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



Refused

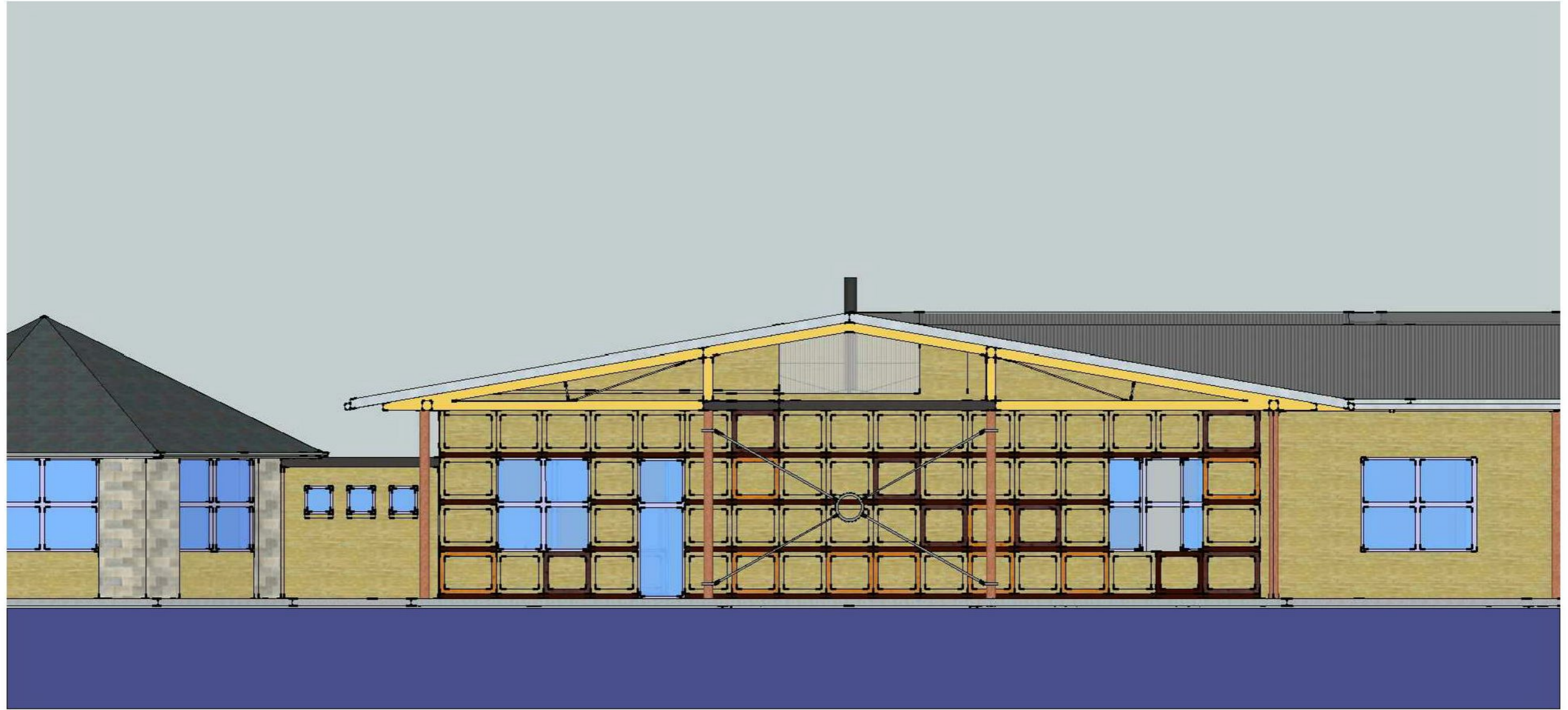
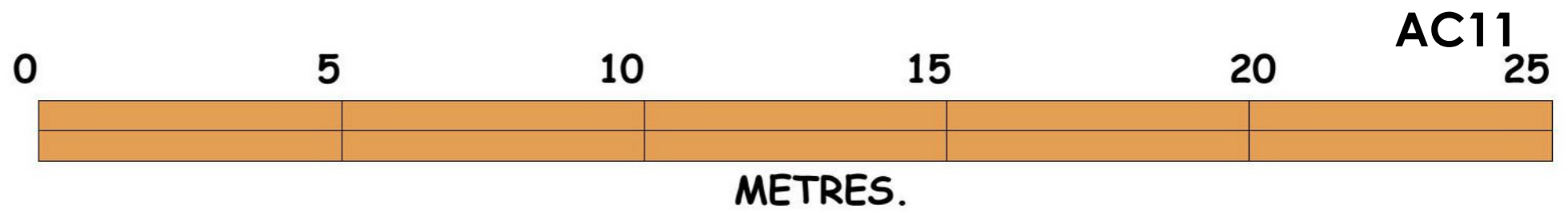


Rev.	Date	Description	Drawn	Chkd.	Appd.
FAIRHURST					
<small>88 Queens Road ABERDEEN AB15 4YQ Tel: 01224 321222 Fax: 01224 323201</small>					
Project Title: FARM SHOP, PIPERDAM					
Drawing Title: PROPOSED JUNCTION GENERAL ARRANGEMENT					
Scale at A1: 1:500			Status: For Information		
Drawn: TL	Checked: RMcD	Approved: RMcD			
Date: 24/08/20	Date: 25/08/20	Date: 25/08/20			
Drawing No.: 139307/sk1002					Revision: -

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Refused

Refused
Scale 1:100.



Part South Elevation Showing Restaurant.
Potato Box Motif illustrated Without
Signage or Furniture to Obstruct Image.
633A_51, Mullin's Farm Shop.

**Hiddleston
& Feist**

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737

Refused

Refused

Materials.

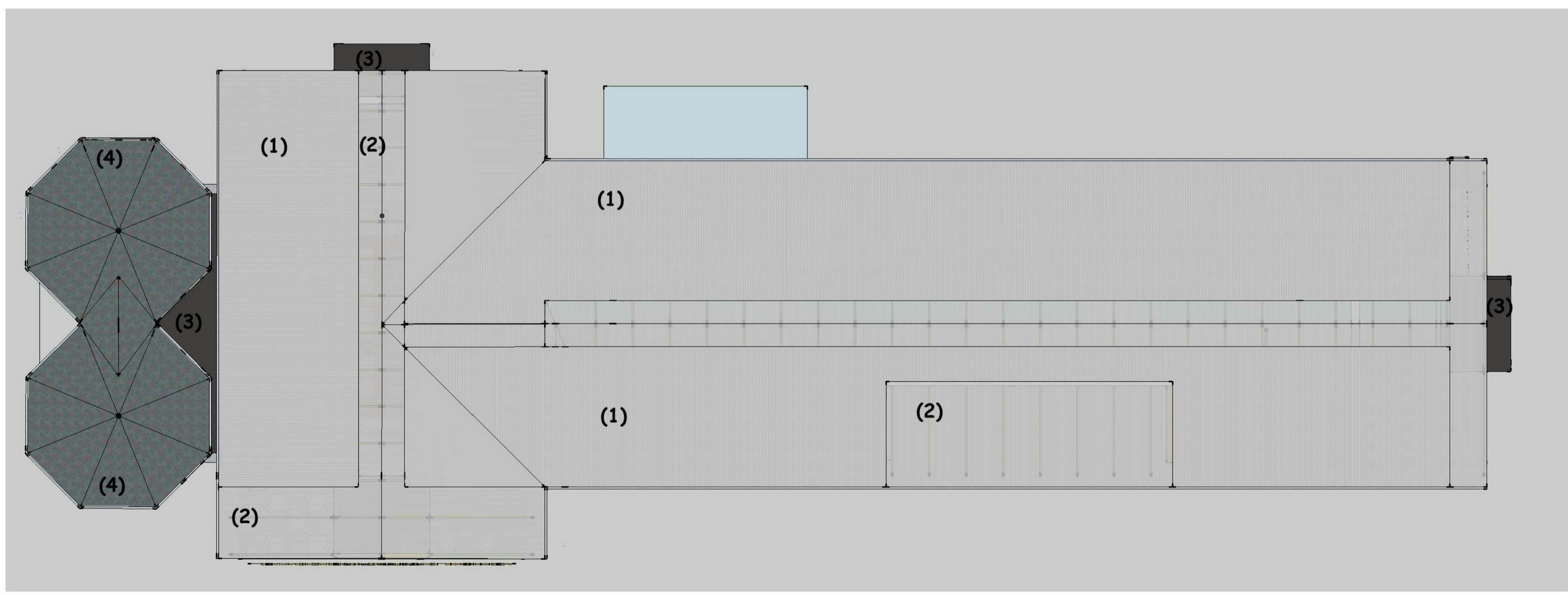
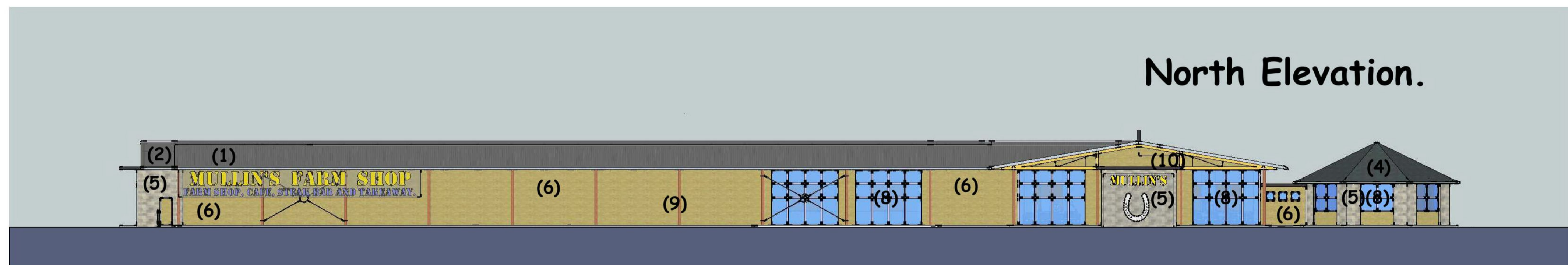
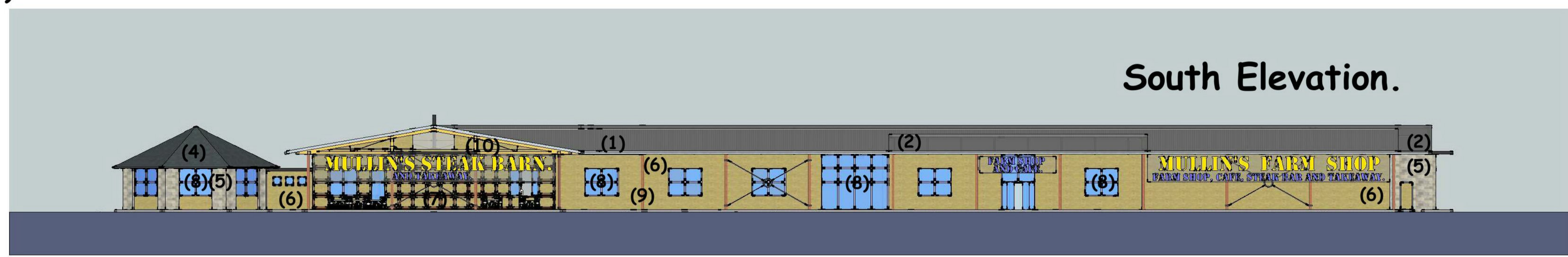
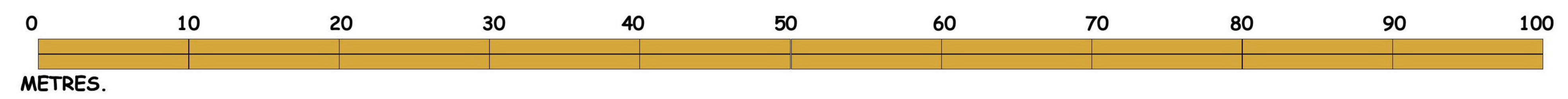
Roof: Aluminium (1), Translucent Perspex (2) Standing Seam Roofing System, Single Ply Membrane Flat Roofs (3) and slate on Bothy's (4).

Walls: 'Denfined' Stone (5), Natural Timber Horizontal Boarding (6) and 'Potato Box' Cladding (7).

Windows and Doors: Aluminium Composite (8).

Columns: Powder Coated Steel (9).

Trusses: Timber (10).

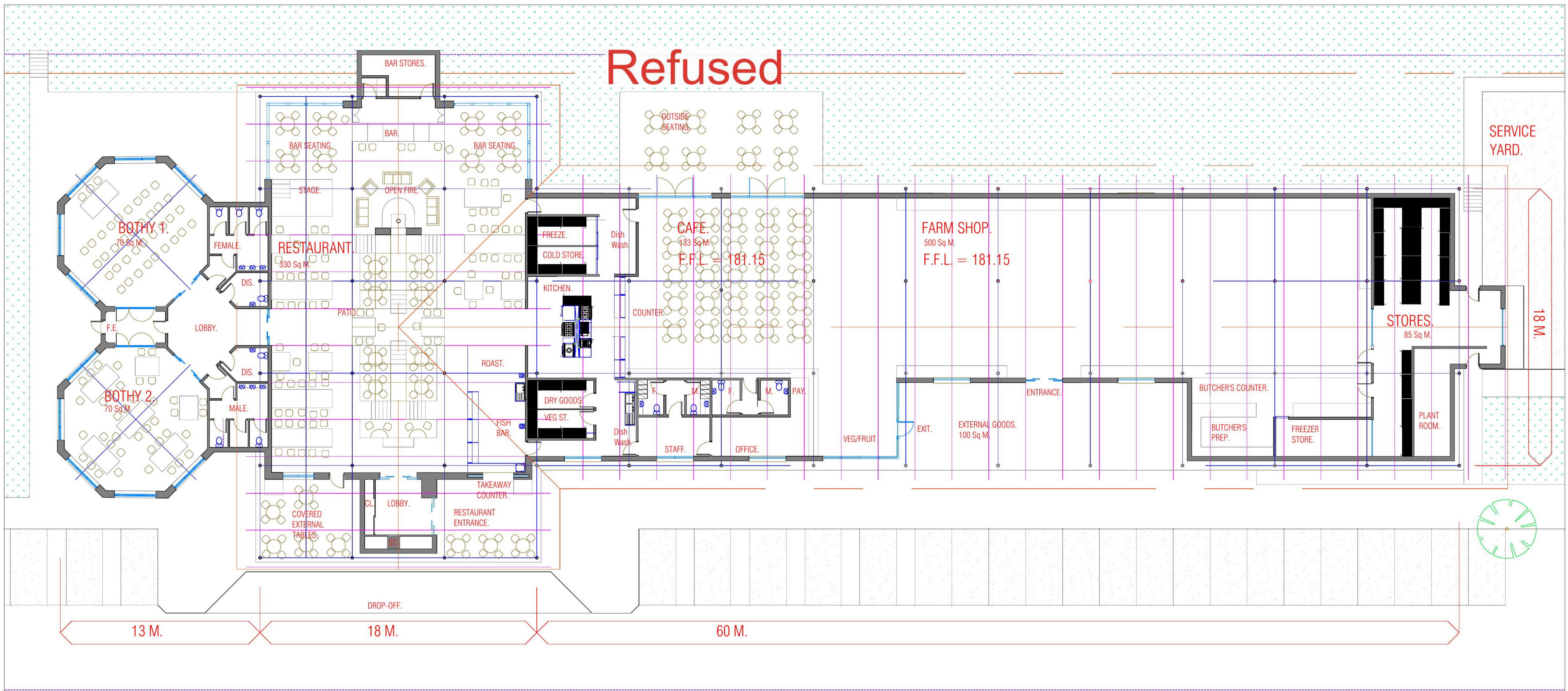


Roof Plan.

633A_48C, Elevations, Mullin's Farm Shop, By Piperdam.

Refused

Refused

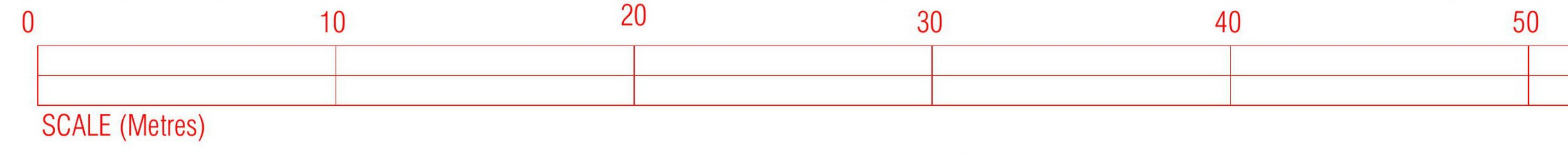


Hiddleston & Feist

Suppliers of Log and Timber Framed Buildings
 1 LAUREL BANK, DUNDEE, DD3 6JA
 tel: 01382 224427 fax: 01382 227737

PROJECT
MULLIN'S FARM SHOP.

TITLE
Ground Floor Plan.



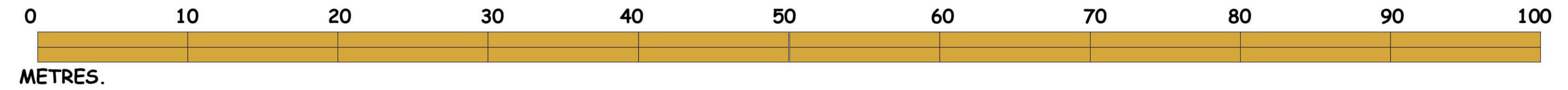
SCALE	DRAWN	DATE
	I.H.	July 20
JOB NO.	DRG. NO.	REVISION
633	03	C

Ground Floor Plan.

Refused

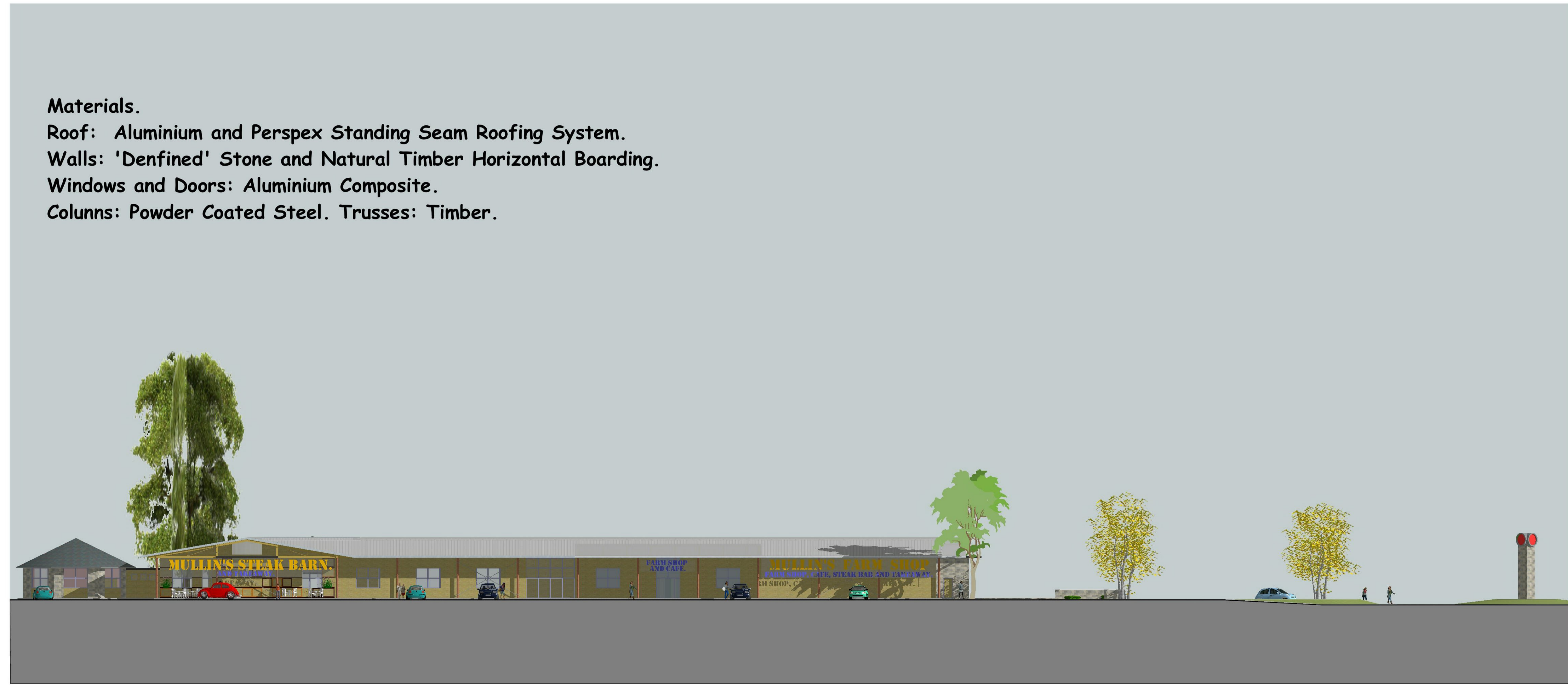
Refused

Scale 1:200.



Materials.

- Roof: Aluminium and Perspex Standing Seam Roofing System.
- Walls: 'Denfined' Stone and Natural Timber Horizontal Boarding.
- Windows and Doors: Aluminium Composite.
- Columns: Powder Coated Steel. Trusses: Timber.



South Elevation.

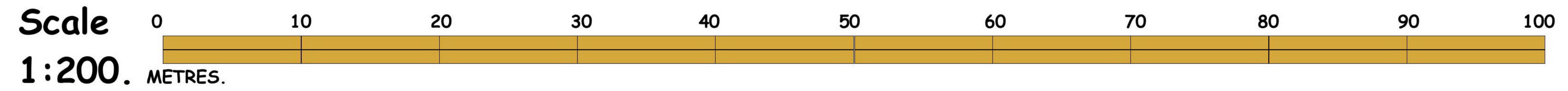
633A_27, South Elevations, Mullin's Farm Shop, By Piperdam.

Refused

Hiddleston & Feist

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737

Refused



Section A-A.



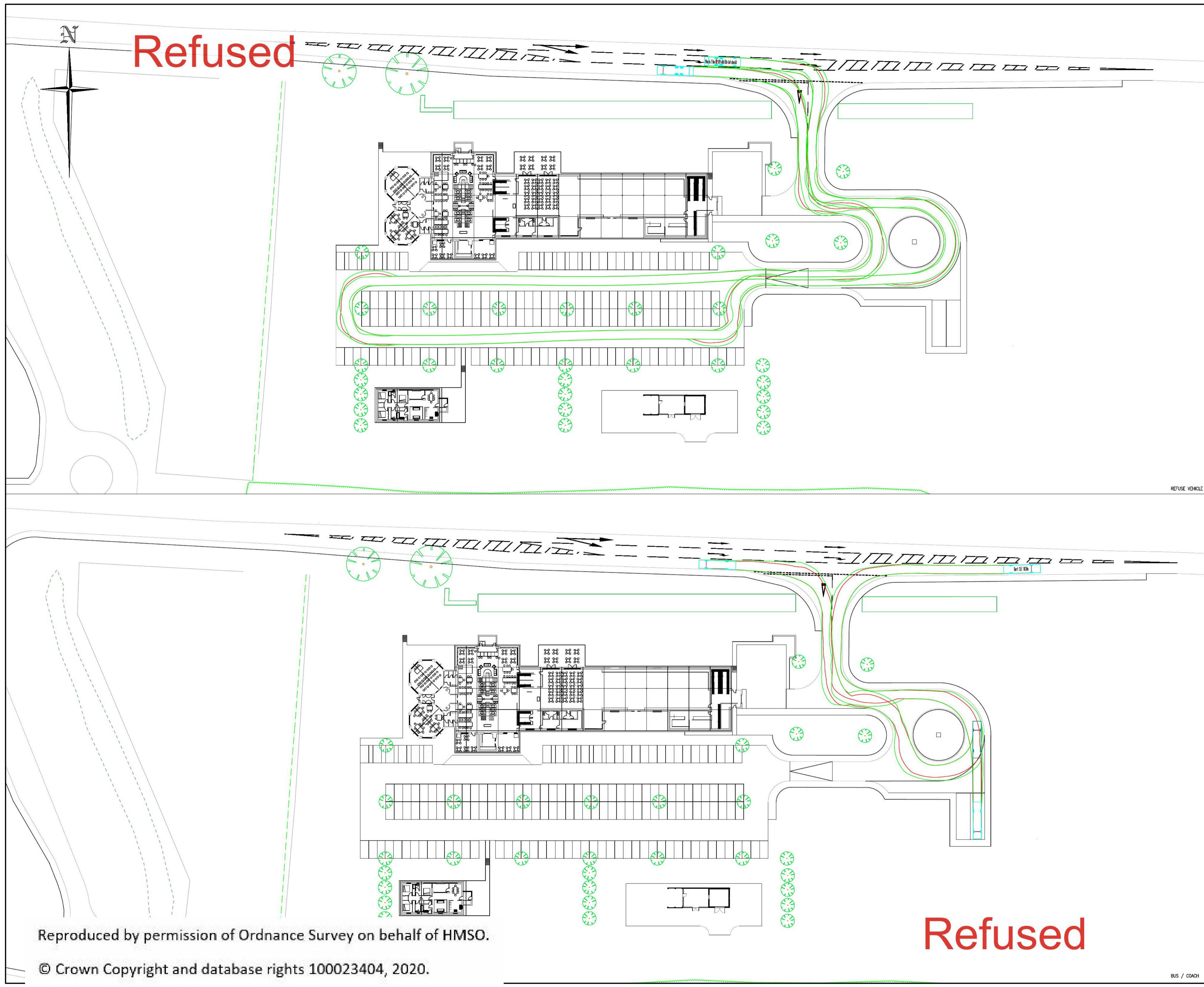
Section B-B.

633A_50, Site Sections With Levels, Mullin's Farm Shop, By Piperdam.

Refused

Hiddleston & Feist

Architect and Design Consultancy.
 1 LAUREL BANK, DUNDEE, DD3 6JA
 tel 01382 224427 fax 01382 227737



Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

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RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

VEHICLE DIMENSIONS

Phoenix 2 Duo (P2-12W with Elite 6x4 chassis)

- Overall Length: 10.200m
- Overall Width: 2.530m
- Overall Body Height: 3.751m
- Min Body Ground Clearance: 0.304m
- Track Width: 2.500m
- Lock to lock time: 4.00s
- Kerb to Kerb Turning Radius: 7.800m

Dart SLF 10.50m

- Overall Length: 10.414m
- Overall Width: 2.360m
- Overall Body Height: 3.067m
- Min Body Ground Clearance: 0.302m
- Track Width: 2.300m
- Lock to lock time: 4.00s
- Kerb to Kerb Turning Radius: 9.499m

REFUSE VEHICLE

Rev.	Date	Description	Drawn	Chkd.	Appd.
FAIRHURST					
88 Queens Road ABERDEEN AB15 4YQ Tel: 01224 321222 Fax: 01224 323201					

Project Title:
FARM SHOP, PIPERDAM

Drawing Title:
SWEPT PATH ANALYSIS

Scale at A1: 1:500	Status: For Information
Drawn: TL	Checked: RMcD
Date: 21/08/20	Approved: RMcD
Drawing No.:	Date: 25/08/20
	Date: 25/08/20
	Revision: -

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Refused

BUS / COACH

139307/sk1003

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RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

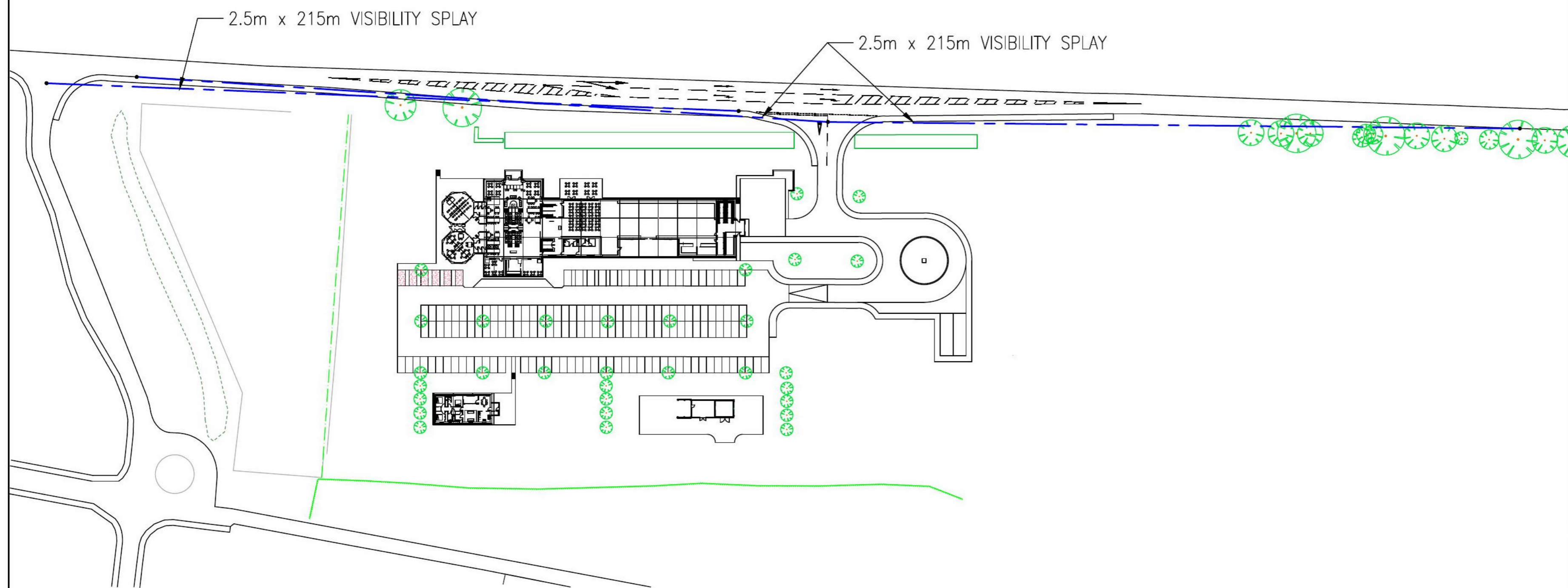
CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

Refused



Rev.	Date	Description	Drawn	Chkd	Appd.
------	------	-------------	-------	------	-------

FAIRHURST
 88 Queens Road
 ABERDEEN
 AB15 4YD
 Tel: 01224 321222
 Fax: 01224 323201

Client:
 Project Title:
FARM SHOP, PIPERDAM

Drawing Title:
VISIBILITY SPLAYS

Scale at A2:	Status:	For Information
1:200	Drawn:	Checked:
	TL	RMcD
	Date:	Date:
	18/08/20	25/08/20

Approved: RMcD
 Date: 25/08/20
 Drawing No.: 139307/sk1001
 Revision: -

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Refused

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
(AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND)
REGULATIONS 2013**

**PLANNING PERMISSION REFUSAL
REFERENCE : 20/00408/FULL**

To **Forest Energy Scotland Ltd
c/o Hiddleston & Feist
1 Laurel Bank
Dundee
DD3 6JA**

With reference to your application dated 15 July 2020 for planning permission under the above mentioned Acts and Regulations for the following development, viz.:-

Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works at Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY for Forest Energy Scotland Ltd

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Refuse Planning Permission (Delegated Decision)** for the said development in accordance with the particulars given in the application and plans docketed as relative hereto in paper or identified as refused on the Public Access portal.

The reasons for the Council's decision are:-

- 1 The proposal is contrary to policies PV2, PV6 and PV7 of the Angus Local Development Plan as it would result in loss of open space that is of landscape, amenity and biodiversity value, and as it would result in unacceptable landscape and visual impacts.
- 2 The proposal is contrary to the development strategy for Piperdam and policy Pd1 of the Angus Local Development Plan as it has not been demonstrated that the development would maintain or enhance the recreational and tourism potential of the existing golf course or associated facilities at Piperdam, and because the proposal would have a detrimental impact on the areas setting and environment.
- 3 The proposal is contrary to the development strategy for Piperdam and policy TC2 of the Angus Local Development Plan as additional housing development is not permitted within the Piperdam development boundary, and as the proposed house would not have a satisfactory residential environment.
- 4 The proposal is contrary to policy TC19 of the Angus Local Development Plan as it proposes large-scale retail and commercial leisure development at an out of town location, is not supported by information required by that policy, does not demonstrate that a sequential approach has been followed to site selection, does not demonstrate that it tackles deficiencies in existing provision, and would have an unacceptable impact on the natural environment and surrounding amenity .
- 5 The proposal is contrary to policies DS3 and TC16 of the Angus Local Development Plan as the scale and nature of the development is not in keeping with the character of the local landscape and pattern of development, and as it does not deliver a high design standard that contributes positively to the character and sense of place of the area.
- 6 The proposal is contrary to policy PV5 of the Angus Local Development Plan as it has not been demonstrated that the proposals would not have an unacceptable adverse impact on protected species.
- 7 The proposal is contrary to policy PV15 of the Angus Local Development Plan as it has not been demonstrated that the proposal would provide a suitable system for the sustainable management of surface water within the site.
- 8 The proposal is contrary to policy DS1 of the Angus Local Development Plan as the proposal is not of an appropriate scale and nature and is not in accordance with relevant policies of the local development plan.

Amendments:

The application has not been subject of variation.

Dated this **29 December 2020**



Kate Cowey - Service Leader
Planning & Communities
Angus Council
Angus House
Orchardbank Business Park
Forfar DD8 1AN

Planning Decisions – Guidance Note

Please retain – this guidance forms part of your Decision Notice

You have now received your Decision Notice. This guidance note sets out important information regarding appealing or reviewing your decision. There are also new requirements in terms of notifications to the Planning Authority and display notices on-site for certain types of application. You will also find details on how to vary or renew your permission.

Please read the notes carefully to ensure effective compliance with the new regulations.

DURATION

This permission will lapse 3 years from the date of this decision, unless there is a specific condition relating to the duration of the permission or development has commenced by that date.

PLANNING DECISIONS

Decision Types and Appeal/Review Routes

The 'decision type' as specified in your decision letter determines the appeal or review route. The route to do this is dependent on the how the application was determined. Please check your decision letter and choose the appropriate appeal/review route in accordance with the table below. Details of how to do this are included in the guidance.

Determination Type	What does this mean?	Appeal/Review Route
Development Standards Committee/Full Council	National developments, major developments and local developments determined at a meeting of the Development Standards Committee or Full Council whereby relevant parties and the applicant were given the opportunity to present their cases before a decision was reached.	DPEA (appeal to Scottish Ministers) – See details on attached Form 1
Delegated Decision	Local developments determined by the Service Manager through delegated powers under the statutory scheme of delegation. These applications may have been subject to less than five representations, minor breaches of policy or may be refusals.	Local Review Body – See details on attached Form 2
Other Decision	All decisions other than planning permission or approval of matters specified in condition. These include decisions relating to Listed Building Consent, Advertisement Consent, Conservation Area Consent and Hazardous Substances Consent.	DPEA (appeal to Scottish Ministers) – See details on attached Form 1

Notification of initiation of development (NID)

Once planning permission has been granted and the applicant has decided the date they will commence that development they must inform the Planning Authority of that date. The notice must be submitted before development commences – failure to do so would be a breach of planning control. The relevant form is included with this guidance note.

Notification of completion of development (NCD)

Once a development for which planning permission has been given has been completed the applicant must, as soon as practicable, submit a notice of completion to the planning authority. Where development is carried out in phases there is a requirement for a notice to be submitted at the conclusion of each phase. The relevant form is included with this guidance note.

Display of Notice while development is carried out

For national, major or 'bad neighbour' developments (such as public houses, hot food shops or scrap yards), the developer must, for the duration of the development, display a sign or signs containing prescribed information.

The notice must be in the prescribed form and:-

- displayed in a prominent place at or in the vicinity of the site of the development;
- readily visible to the public; and
- printed on durable material.

A display notice is included with this guidance note.

Should you have any queries in relation to any of the above, please contact:

Angus Council
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Telephone 01307 492076 / 492533
E-mail: planning@angus.gov.uk
Website: www.angus.gov.uk



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013 – Schedule to Form 1

*Notification to be sent to applicant on refusal of planning permission
or on the grant of permission subject to conditions decided by Angus Council*

1. If the applicant is aggrieved by the decision of the planning authority-
 - a) to refuse permission for the proposed development;
 - b) to refuse approval, consent or agreement required by condition imposed on a grant of planning permission;
 - c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may appeal to the Scottish Ministers to review the case under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of appeal should be addressed to The Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR. Alternatively you can submit your appeal directly to DPEA using the national e-planning web site <https://eplanning.scotland.gov.uk>.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013 – Schedule to Form 2

*Notification to be sent to applicant on refusal of planning permission
or on the grant of permission subject to conditions decided through
Angus Council's Scheme of Delegation*

1. If the applicant is aggrieved by the decision of the planning authority-
 - a) to refuse permission for the proposed development;
 - b) to refuse approval, consent or agreement required by condition imposed on a grant of planning permission;
 - c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Committee Officer, Angus Council, Resources, Legal & Democratic Services, Angus House, Orchardbank Business Park, Forfar, DD8 1AN.

A Notice of Review Form and guidance can be found on the national e-planning website <https://eplanning.scotland.gov.uk>. Alternatively you can return your Notice of Review directly to the local planning authority online on the same web site.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

PLANNING

Your experience with Planning

Please indicate whether you agree or disagree with the following statements about your most recent experience of the Council's handling of the planning application in which you had an interest.

Q.1 I was given the advice and help I needed to submit my application/representation:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.2 The Council kept me informed about the progress of the application that I had an interest in:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.3 The Council dealt promptly with my queries:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.4 The Council dealt helpfully with my queries:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.5 I understand the reasons for the decision made on the application that I had an interest in:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.6 I feel that I was treated fairly and that my view point was listened to:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OVERALL SATISFACTION: Overall satisfaction with the service:

Q.7 Setting aside whether your application was successful or not, and taking everything into account, how satisfied or dissatisfied are you with the service provided by the council in processing your application?

Very satisfied	Fairly satisfied	Neither Satisfied nor Dissatisfied	Fairly Dissatisfied	Very Dissatisfied
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OUTCOME: Outcome of the application:

Q.8 Was the application that you had an interest in:-

Granted Permission/Consent	<input type="checkbox"/>	Refused Permission/Consent	<input type="checkbox"/>	Withdrawn	<input type="checkbox"/>
----------------------------	--------------------------	----------------------------	--------------------------	-----------	--------------------------

Q.9 Were you the:- Applicant Agent Third Party objector who made a representation

Please complete the form and return in the pre-paid envelope provided.
Thank you for taking the time to complete this form.

UNIT CONVERSION TOOL TO CALCULATE EMISSIONS

1. Select fuel type and properties

Solid biomass

Check the calorific value , moisture content and ash content in the Fuel Properties spreadsheet.

2. Select basis of boiler capacity estimate

3B: Heat output

Select on the basis of the available information
Only one of the Boiler capacity input boxes requires completion

3. Boiler capacity data input

3A: Fuel use

Fuel use kg/hour

0.00000 g/s

3B: Heat output

Thermal efficiency

92% Net basis

Heat output kW

0.20 MW

3C Volumetric flowrate of flue gas

Volumetric flowrate m³/s

at discharge conditions

moisture

oxygen, dry

K

3D: Heat input

Heat input kW

Gross/net

Heat input 0.9 MW, net

Fuel use	16.28 g/s	
Heat input	216.30 kW, net	242.86 kW, gross
Volumetric flowrate of flue gas	0.120 m ³ /s at	0% moisture 11% oxygen, dry 273 K

4. Select emission factor type

5C: Heat input

Select on the basis of the available information
Only one of the Emission factor input boxes requires comp

5. Emission factor input

5A: Fuel use

Emission factor, PM g/kg

Emission factor, NOx g/kg

Emission factor, PM 0 g/kg
Emission factor, NOx 0.00 g/kg

5B: Flue gas composition

Emission limit, PM mg/m³
Emission limit, NOx mg/m³
at standard conditions
 moisture
 oxygen, dry
 K

5C: Heat input

Net basis

Emission factor, PM g/GJ

Emission factor, NOx g/GJ

Emission factor, PM 17 g/GJ net thermal input
Emission factor, NOx 46.00000 g/GJ net thermal input

Emission factors	PM	NOx	
Fuel use	0.225909	0.611283	g/kg
Heat input	17	46	g/GJ net heat input
	15.14134	40.97069	g/GJ gross heat input
Flue gas	30.66539	82.97694	mg/m ³ at <input type="text" value="0%"/> moisture <input type="text" value="11%"/> oxygen, dry <input type="text" value="273"/> K

6. Emission rates, g/s

Basis	PM	NOx
Fuel use	0.0037	0.0100
Net heat input	0.0037	0.0100
Gross heat input	0.0037	0.0100
Volumetric flowrate	0.0037	0.0100

All four estimates should be the same

PM₁₀ Emissions from Biomass Combustion Stacks (Individual Installations)

The target emissions of PM₁₀ in g/s from biomass combustion source emissions are calculated for your given stack details. Greater emission rates may result in exceedance of the 24-hour objective for PM₁₀ in England, Wales and Northern Ireland or the annual mean objective in Scotland.

Enter required information in Yellow Cells
Resulting Emission in Red Bold

Building height	<input type="text" value="4.7"/>	m
Stack diameter	<input type="text" value="0.3"/>	m
Stack height	<input type="text" value="6"/>	m
Location	<input type="text" value="Scotland"/>	
PM ₁₀ Annual mean background concentration (include roadside contribution at relevant receptors)	<input type="text" value="10.05"/>	µg/m ³
Calculated Effective stack height	<input type="text" value="2.2"/>	m
Target Emission Rate	<input type="text" value="0.0249"/>	g/s

If the maximum stack emission rate is less than the target above then it is not likely that the most stringent objective for PM₁₀ will be exceeded. If your emissions are greater then please refer to LAQM.TG(16) for further advice.

NO_x Emissions from Biomass Combustion Stacks (Individual Installations) - Annual Mean NO₂ Objective

The target emissions of NO_x in g/s from biomass combustion source emissions are calculated for your given stack details. Greater emission rates may result in exceedance of the annual mean objective for NO₂.

Enter required information in Yellow Cells
Resulting Emission in Red Bold

Building height	<input type="text" value="4.7"/>	m
Stack diameter	<input type="text" value="0.3"/>	m
Stack height	<input type="text" value="6"/>	m
Location	<input type="text" value="Scotland"/>	
NO ₂ Annual mean background concentration (include roadside contribution at relevant receptors)	<input type="text" value="3.16"/>	µg/m ³
Calculated Effective stack height	<input type="text" value="2.2"/>	m
Target Emission Rate	<input type="text" value="0.1152"/>	g/s

If the maximum stack emission rate is less than the target above then it is not likely that the annual mean objective for NO₂ will be exceeded. If your emissions are greater then please refer to LAQM.TG(16) for further advice.

NO_x Emissions from Biomass Combustion Stacks (Individual Installations) - 1-Hour Mean NO₂ Objective

The target emissions of NO_x in g/s from biomass combustion source emissions are calculated for your given stack details. Greater emission rates may result in exceedance of the 1-hour mean objective for NO₂.

Enter required information in Yellow Cells
Resulting Emission in Red Bold

Building height	<input type="text" value="4.7"/>	m
Stack diameter	<input type="text" value="0.3"/>	m
Stack height	<input type="text" value="6"/>	m
Location	<input type="text" value="Scotland"/>	
NO ₂ Annual mean background concentration (include roadside contribution at relevant receptors)	<input type="text" value="3.16"/>	µg/m ³
Calculated Effective stack height	<input type="text" value="2.2"/>	m
Target Emission Rate	<input type="text" value="0.1486"/>	g/s

If the maximum stack emission rate is less than the target above then it is not likely that the 1-hour mean objective for NO₂ will be exceeded. If your emissions are greater then please refer to LAQM.TG(16) for further advice.

Screening Tool for annual mean PM and NO_x from biomass combustion stacks

This spreadsheet provides a screening tool to calculate the contribution from stack emissions to maximum annual mean ground level concentrations

Enter required information in Cream Cells
Resulting ground level concentration in Red Bold

Proposed stack height m

List the buildings within a distance of 30.0 m of the chimney
Include any building to which the chimney is attached

Building	Height, m	Width, m	K	T
Proposed House	4.7	8.7	4.7	11.75
E				
F				
G				

Calculated Effective stack height m

Proposed stack diameter m

Location {Scotland, Rest of UK}

Maximum emission rate g/s

Maximum contribution to annual mean

1.1836 $\mu\text{g m}^{-3}$
#N/A $\mu\text{g m}^{-3}$

Biomass nomographs
Industrial nomographs

Screening Tool for annual mean PM and NO_x from biomass combustion stacks

This spreadsheet provides a screening tool to calculate the contribution from stack emissions to maximum annual mean ground level concentrations

Enter required information in Cream Cells
Resulting ground level concentration in Red Bold

Proposed stack height m

List the buildings within a distance of m of the chimney
Include any building to which the chimney is attached

Building	Height, m	Width, m	K	T
Proposed House	4.7	8.7	4.7	11.75
E				
F				
G				

Calculated Effective stack height m

Proposed stack diameter m

Location {Scotland, Rest of UK}

Maximum emission rate g/s

Maximum contribution to annual mean

3.1989	μg m ⁻³	Biomass nomographs
#N/A	μg m ⁻³	Industrial nomographs

Proposed Biomass Boiler – Mullins Farm shop**Air Quality Screening assessment**

The location of the Biomass boiler is proposed at grid reference NO 330695,735195 to be housed within a purpose built plant & fuel storage building.

The background values for PM10 and NO_x have been derived from the Scottish Air Quality reports and are listed as 10.05µg^{m⁻³} & 3.16µg^{m⁻³} respectively (covering the 1km² at GR 330500 735000).

The air quality limits for Scotland have been noted as 40 µg^{m⁻³} NO_x, 18 µg^{m⁻³} PM₁₀, and 12 µg^{m⁻³} PM_{2.5}

An initial screening assessment using the methodology outlined within LAQM. TG(09) has been undertaken using specific parameters

Biomass Screening Assessment Criteria

Parameter	Unit	Value
Stack Height (U_{act})	M	6
Building Height (H)	M	4.7
NO_x emission rate (E_{NO2})	g/s	0.01
PM₁₀ emission rate (E_{PM10})	g/s	0.0037

In order to assess the requirement for detailed assessment of annual mean NO₂ concentrations, LAQM, TG(09) includes the following formula for the calculation of the background adjusted emission rate:

$$E_{ANO2} = E_{NO2} / (40 - G_{NO2}) = 0.01 / (40 - 3.16)$$

This resulted in an E_{ANO2} value of 0.000271g/s.

The target emissions taken from the Defra biomass calculator is 0.1152g/s. As the calculated E_{NO2} is lower than the threshold emission rate, LAQM.TG(09) and target emissions, would not require progression to further detailed assessment.

A similar equation is provided for the screening of NO₂ emissions for potential exceedences of 1 hour AQO:

$$E_{ANO2} = (40 \times E_{NO2}) / (200 - (2 \times G_{NO2})) = (40 \times 0.01) / (200 - (2 \times 3.16))$$

This resulted in a E_{NO2} value of 0.00206g/s.

The target emissions calculated from the Defra biomass tool was found to be 0.1486g/s. As the calculated E_{NO2} is lower than the nomograph threshold emission rate, LAQM.TG(09) would not require progression to further detailed assessment.

In order to assess the requirement for detailed assessment for 24-hour mean PM10 concentrations, LAQM.TG(09) includes the following formula for the calculation of the background adjusted emission rate (E_{APM10})

$$E_{APM10} = E_{PM10} / (18 - G_{PM10}) = 0.0037 / (18 - 10.05)$$

This resulted in an E_{APM10} value of 0.00046g/s.

The target emissions calculated from the Defra biomass tool was found to be 0.0249g/s. As the calculated E_{PM10} is lower than the nomograph threshold emission rate, LAQM.TG(09) would not require progression to further detailed assessment.

	PM10	Annual mean No2	Hourly mean, No2
Emission rate, g/s	0.0037	0.010	0.010
Background concentration, $\mu\text{g m}^{-3}$	10.05	3.16	3.16
Background adjusted emission rate, g/s	0.00046	0.000271	0.00206
Target emission rate, for 6.0m stack height, g/s	0.0249	0.1152	0.1486
% of Target	15%	9%	7%



**Bar Area viewed From Outside.
633A_43, Mullin's Farm Shop.**

**Hiddleston
& Feist**

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737



**Birds Eye View from North East.
633A_42, Mullin's Farm Shop.**

**Hiddleston
& Feist**

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**Birds Eye View from North East.
633A_42, Mullin's Farm Shop.**

**Hiddleston
& Feist**

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**Restaurant and Bothy Annexe From North.
633A_40, Mullin's Farm Shop.**

**Hiddleston
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Restaurant and Takeaway.

633A_44, Mullin's Farm Shop.

**Hiddleston
& Feist**

Architect and Design Consultancy.
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Restaurant Interior From North East.

633A_45, Mullin's Farm Shop.

**Hiddleston
& Feist**

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**View of Shop From West of Car Park.
633A_34, Mullin's Farm Shop.**

**Hiddleston
& Feist**

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737



**Shop From West of Car Park.
633A_39, Mullin's Farm Shop.**

**Hiddleston
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**ERECTION OF RESTAURANT, CAFÉ, FARM SHOP
AND ACCOMODATION, COUPAR ANGUS ROAD,
PIPERDAM**



PLANNING STATEMENT

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1.0 INTRODUCTION

This statement has been prepared to support an application for planning permission for the erection of a restaurant, cafe & takeaway, farm shop, and onsite living accommodation at Coupar Angus Road, Piperdam.

This Planning Application has been submitted in accordance with the requirements of Section 32 of The Town and Country Planning (Scotland) Act 1997.

Section 25 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 directs that all planning decisions should accord with the development plan unless material considerations indicate otherwise:

Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 37 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006, re-affirms the above direction and confirms that in determining planning applications, the Planning Authority *“shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations”*.

In accordance with Scottish Planning Policy this statement shall demonstrate the proposal’s compliance with Angus Local Development Plan (2016) as well as highlight material considerations that support the approval of planning permission.

2.0 SITE

The site is approx. 1.7Ha and is accessed by the Coupar Angus Road (A923) with the road acting defining the northern boundary of the site as shown in figure 1 below.



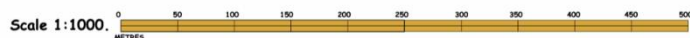
Figure 1: Coupar Angus Road Looking East

The site is bound to the west by the access road to Piperdam, the south by an access track and residential properties and to the east by felled woodland. The site has an open aspect to the north with views to the north and north west of the rural countryside but does not remove any prime agricultural land that is used for farming purposes and utilises a previous area of woodland within the Piperdam development boundary as shown in Figures 2 and 3 respectively on the following page.



Figures 2 and 3: Existing Site Condition.

The proposal seeks to utilise 1.7Ha as outlined in red. The blue boundary as indicated in Figure 4 below is within the applicant's ownership.



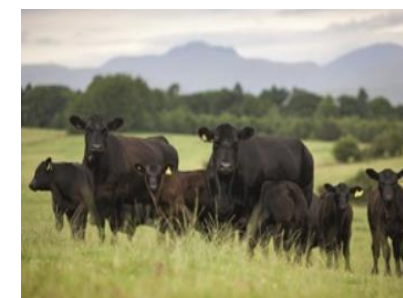
633A_26, Site Layout Plan, Mullin's Farm Shop, By Piperdam.

Hiddleston & Feist

Figure 4: Location Plan

3.0 PROPOSAL

Angus is a destination for both tourism and food and drink and both identified as key sectors within the local economy with a combined worth of almost half a million pounds to the local economy according to information on the Business Angus website. By building on existing nearby opportunities this proposal will enhance the offering for both these sectors in providing a destination of choice for high quality local produce to locals and visitors alike.



Figures 5 and 6: Image Source Visit Angus

Celebrating and promoting food from the local area the multi-purpose building will provide:

- A restaurant with seating for 140 plus two additional bothy rooms and outside seating
- A café with seating for 100
- Farm shop with sourced local produce.

The design of the building will support the location and seek to use materials including aluminium, stone and timber and respects the Scottish vernacular agricultural form. One unit will be required for on-site staff accommodation to support the running of the facility.

The proposal is site specific to meet not only the concept of promotion of local produce but also to ensure that it meets the requirements of the Angus Local Development Plan 2016.

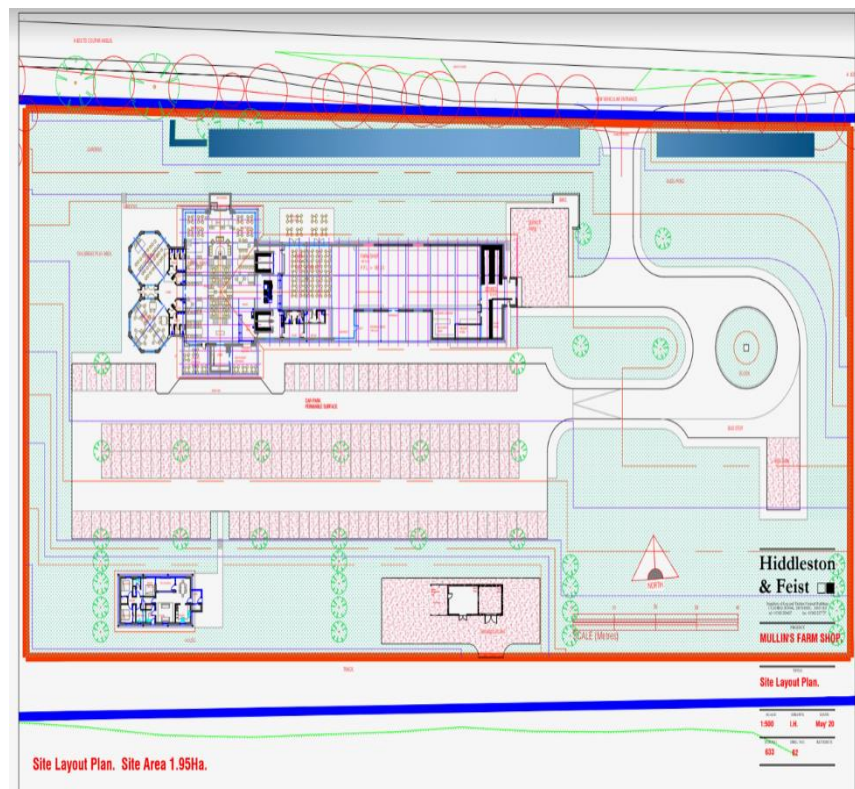


Figure 7: Proposed Ground Floor and Site Layout

The proposal takes advantage of the rural setting of the south Angus countryside and is sympathetic to the location. It supports tourism as well as local food produce and is an important economic driver for Angus and will see further promotion of Angus as a visitor destination with one of the themes being the diversity and quality of locally produced foods. In addition it supports national efforts to promote

greater awareness and use of local food. The bothy's would also be available for conference and meeting facilities.

4.0 ECONOMIC CASE

Scottish Development International (SDI)¹ notes that the Scottish food and drink industry employs over 115,000 people across 18,850 companies and an ambitious growth plan of £30 billion by 2030 from the current value of £14 billion. This requires growth on local and international scale and maximising opportunities for promotion of local food and drink via the tourism economy. This proposal supports this with the creation of 38 new jobs.

Research by VisitBritain and the Office for National Statistics² found that 40 per cent of visitors who come to Scotland buy food or drink to take home with them, representing a fantastic retail opportunity for quality, authentic and appealing products. In addition, Visit Scotland's Scotland Visitor Survey found that around 55% of tourists want to try local food and drink when they are on holiday; around 20% of tourist spend goes on food and drink, with local food having a particular appeal.

A report by Visit Scotland, with visitors currently spending almost £1 billion every year on food and drink when they are on holiday in Scotland. UK tourists account for £656 million and overseas tourists around £339 million of food and drink spend. It is believed that these figures are attributed to the growing diversity and quality of Scotland's food and drink.

A 2016 Visit Scotland insight report says: "The importance of food and drink to Scotland as part of the overall tourism product cannot be underestimated." Approx. 92% of visitors

¹ www.sdi.co.uk/key-sectors/food-and-drink

² Opening up Scotland's larder to our visitors, Visit Scotland (2017)

will dine out in restaurants and cafes whilst on holiday in Scotland and will try local food (55%) and drinks (46%)³. There is an opportunity to enhance this further by improving the availability of local produce, which is a key ambition of this proposal. An insight report from Visit Scotland for 2018 showed an increase in both domestic and international tourism⁴.

Angus has a high profile food culture, supported by a food supply chain including consumers, restaurants, cafes and pubs, food producers and the farming sector. “The importance of food and drink to Scotland as part of the overall tourism product cannot be underestimated.” (Visit Scotland insight report 2016). The food and drink sector alone is worth £255m to the Angus economy and supports over 6,500 jobs of which this will continue to add to both the jobs and economy as well as supporting the local supply chain opportunities.

With visitors spending on average 7.6 nights as per the 2018 insight report, this proposal would support further opportunity for continued spend in the local area given proximity to existing tourism accommodation and would further enhance the visitor experience and showcase some of the assets of Angus. The proposal will encourage continued sale of local produce and products direct to consumers rather than via largescale wholesale or to supermarkets and maximise local economic growth. In addition the emphasis on the local element of supply will support a reduction in carbon footprint generated by larger wholesale.

The location of the farm shop as well as restaurant and café will provide additional serviced provision to the local community of Piperdam with the existing nearest local shop

being some 3 miles away. As has been demonstrated during the current CoVID_19 Pandemic situation a need for local food and drink supply is essential for local people in Angus and this proposal will support a shortened food supply network.

5.0 PLANNING HISTORY

No planning history of relevance to the proposed developed however a felling licence was obtained and tree works undertaken to remove areas of woodland in 2019.

6.0 POLICY FRAMEWORK

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Angus Local Development Plan - Approved September 2016

Policy DS1: Development Boundaries and Priorities
 Policy DS3: Design Quality and Placemaking
 Policy DS4: Amenity
 Policy TC8 Community Facilities and Services
 Policy TV15: Employment Development
 Policy TC16: Tourism Development

³ Scotland Visitor Survey 2015 & 2016, Visit Scotland

⁴ Insight Department: Dundee & Angus Factsheet 2018, Visit Scotland (2019)

Policy TC20: Local Convenience Shops and Small Scale Retail

Policy PV2: Open Space within Settlements

Policy PV5: Protected Species

Policy PV7 Woodland, Trees and Hedges

Policy PV15: Drainage Infrastructure

7.0 ASSESSMENT

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

Policy DS1 in the Angus Local Development Plan (ALDP) states that for unidentified sites within development boundaries, proposals will be supported where they are of a scale and nature appropriate to the location and where they accord with other relevant policies in the Local Development Plan.

The Development Strategy for Piperdam supports proposals which maintain and enhance the recreational and tourism potential of the golf course and associated facilities and indicates that additional residential development will not be supported. The narrative associated with Piperdam recognises the contribution the resort plays to the recreation and tourism resources of Angus. The allocation Pd1 indicates support for proposals which extend the recreational and tourism potential of Piperdam where they are compatible with the existing land uses/activities and are not detrimental to the area's setting and environment. This proposal will provide an opportunity for enhancement of the existing provision and the location, scale and design of the proposal is in keeping with the existing uses whilst providing an opportunity to providing

access to community conveniences in the rural area. The nature of the proposal requires to be supported by an in site member of staff and therefore provision of one residential unit is required.

Policy DS3 requires development to deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. It suggests that development should fit with the character and pattern of development in the surrounding area and that access and parking requirements of the Roads Authority are met. Policy DS4 relates to amenity and states that proposals must have full regard to opportunities for maintaining and improving environmental quality. Development is not permitted where there would be an unacceptable adverse impact on the area or the environment or amenity of nearby sensitive property.

The design solution proposed is of a scale and design which respects the rural location and is designed to integrate with the surrounding landscape. The siting of the main building maximises the visual amenity for visitors whilst having no amenity impact on the existing residential area within Piperdam.

Materials as outlined on the drawings are commensurate with the agricultural character of the area but providing a clear modern intervention to a welcoming tourism and local visitor destination.

The above analysis demonstrates that the proposal is consistent with the character and pattern of development in the rural area area and provides a design solution that will enhance the amenity of the existing area.

The development would not result in any significant direct or indirect impacts on the natural or built environment.

Policy TC8 requires new community facilities to be accessible and of an appropriate scale and nature for the location and notes that the rural area is particularly vulnerable to the loss of rural services such as shops etc. with these facilities playing an important social and practical role in the local community and contributing to the local economy. The provision of a farm shop within the boundary of the Piperdam settlement supports this.

Policy TC15 also recognises that some employment development proposals require to be located within the rural area. The rural economy is traditionally based on the natural resources and remains important as a source of wealth and employment as previously noted and where it increasingly supplemented by other sectors such as tourism and recreation. The development plan supports development opportunities throughout the rural area where the location, use, scale and nature are appropriate and would not have unacceptable adverse impacts on the environment. There is no existing building which can be re-used as is often the case in rural development and diversification however it meets the requirements of the existing locational need within an identified development boundary. Furthermore the policy allows scope to develop integrated living/working accommodation of which is required to ensure the smooth operation of the proposal.

Policy TC16 is supportive of proposals for new or improved tourism related facilities and accommodation which is of an appropriate scale and nature and is in keeping with the pattern of development and is as demonstrated above given the proximity to Piperdam. The benefits of this proposal will

be notable for both visitors to the area and those within the local area who wish to maximise opportunities on their doorstep in Angus.

The farm shop complies with **Policy TC20** Local Convenience Shops and Small Scale Retail Within development boundaries and is not subject to the sequential approach. It notes that such proposals will be supported where they are not detrimental to the surrounding amenity and are in keeping with the townscape and pattern of development.

The strategy for Piperdam and **Policy TC16** offers in principle support for the proposal. **Policy PV2** indicates that the loss of open space will only be permitted in certain circumstances. In this instance the location of the development is within an area where licences were received for the removal of trees and is maintained within the Piperdam development boundary. Given the location adjacent to the Piperdam holiday resort the proposal would help sustain the viability and existing facilities in the wider resort. The proposal incorporates areas of outdoor play as part of the overall site amenity. Furthermore to support enhancement of the rural area a schedule of tree and vegetation planting is indicated on the site layout plan and where trees are required to be removed to meet the necessary visibility splay a further three trees will be planted for each tree removed and will be situated along the roadside to support **Policy PV7** within the development site. The recommendation of such tree types from the appropriate specialist officer within the council planning service is welcomed. An Arboricultural Assessment by Langton Tree Specialists also accompanies this application.

In terms of impact of amenity, the proposal is located away from neighbouring residential property and there would be no direct impacts on occupants of existing houses by virtue of matters such as loss of privacy, daylight, overlooking etc. The proposal would generate additional traffic and activity within the area but will not impact on the main access to the wider Piperdam development as a separate road junction is provided directly from the A923. The details of the junction have been discussed with Angus Council's Roads Service to ensure that all appropriate standards were met. Overall, the proposal would not give rise to any significant impacts on the amenity of existing residents in the area. Car parking for the proposal is located within the development site with 165 spaces provided to meet the needs of visitors. Those within the immediate vicinity can access the premises on foot and in some cases by the existing public transport network.

Regarding **Policy PV5 Protected Species**: as noted previously this site was recently the subject of licenced tree felling and a wildlife survey was completed as part of the licence application and within the previous 12 months. This is included as part of the supporting information. There are no species currently within the development site that will be effected however to support continued enhancement swallow boxes will be installed within the site.

The proposal would connect to the public drainage network and in support of **Policy PV15: Drainage Infrastructure** can advise that the sustainable drainage of surface water is proposed and detailed within the application drawings and all surface water will be retained on site in the SUDS proposal. The foul load shall be connected to the existing local sewer system and a water connection shall be obtained from the mains connection which is presently being upgraded.

The proposal provides for improvement of existing tourism facilities in a manner that complies with relevant policies of the development plan subject to the stated planning conditions. Taking cognisance of the above reasoning the proposed development has been evidenced to satisfy the requirements of the adopted Angus Local Development Plan.

Material Considerations- National Policy and Guidance

The Scottish Government sets out the national planning context in both National Planning Framework 3 and in Scottish Planning Policy (SPP) 2014.

The National Planning Framework outlines the long-term strategy for Scotland and provides a spatial representation of the Government's economic strategy, and plans for delivery of infrastructure.

SPP sets out Scottish Government policy on how nationally important land use planning matters should be addressed across the country.

Together the application of the National Planning Framework and Scottish Planning Policy at the national, strategic and local levels will enable the planning system to deliver the Scottish Government's vision and outcomes for Scotland that include:

- * A successful, sustainable place;
- * A low carbon place;
- * A natural, resilient place;
- * A connected place.

SPP sets out the principal overarching policies on Sustainability and Placemaking and reaffirms that these policies should be applied to all development.

As well as the National Planning Framework and SPP the following Scottish Government planning policy documents are also relevant to the proposed development:

- Creating Places, the policy statement on architecture and place, which contains policies and guidance on the importance of architecture and design;
- Designing Streets, which is a policy statement putting street design at the centre of placemaking. It contains policies and guidance on the design of new or existing streets and their construction, adoption and maintenance.

The location of the application site accords with the broad approach of the above national policy and guidance statements to direct new development to settlements and to brownfield land, together with supporting the creation of sustainable communities and economic growth. Therefore, the proposed development is considered to positively contribute to placemaking objectives and will provide for new housing of a high-quality design in a location that is appropriate for housing provision.

The National Planning framework (NPF 3) sets out the context for the landuse planning system in Scotland and all Scottish Planning Policy (SPP) which stems from this. The strategic and local development plans policy must follow from this guidance and in this case particular reference is given the promotion of rural development and supporting sustainable communities and businesses.

Promotion of Rural Development is necessary with paragraph 74 of the SPP setting out the context of the current NPF and that:-

“NPF 3 sets out a vision for vibrant rural, coastal and island areas with growing sustainable communities supported by new opportunities for employment and education.”

Bullet point two of para.75 states that the planning system should “encourage rural development that supports prosperous and sustainable communities and business whilst protecting and enhancing environmental quality”.

Paragraphs 20 & 21 of the new SPP and NPF3 explain the importance of our environment as part of our cultural identity and emphasise the importance of Planning in supporting communities to realise their aspirations. It is therefore important to enhance our surroundings and support the generation of jobs, income and wider economic benefits as part of sustainable and inclusive growth.

This would enable Outcome 3: A Natural resilient place – and help to protect and enhance our natural and cultural assets and facilitate their sustainable use.

The development of restaurant, café and shop with exhibition area and outside recreation proposed in this application will create jobs and develop a recreational and tourism and asset which emphasises local produce and which will be further enhanced by increased landscaping and habitat provision.

Paragraph 27 of Policy Principles introduces the presumption in favour of development that contributes to sustainable development and that planning authorities should give support for development in the right place which achieves economically, environmentally and socially sustainable places. The proposed development offers a sustainable development and encourages a local supply chain outlet as well as food provision that the wider community and visitors

to the area can enjoy. The building and associated landscaping including a children's play area give the opportunity to enhance a rural area within a development boundary which will ensure that it meets the outlined qualities of successful places are set out as: distinctive; safe and pleasant; easy to move around; welcoming; adaptable; and resource efficient. A sustainability statement is also submitted to the support the development.

These guiding principles continue to underpin the Scottish Government's approach to delivering good places (Creating Places June 2013).

The overall need to supporting local business and employment is a key factor within the SPP with paragraphs 92 and 93 giving emphasis on the variety of ways in which Planning can support business and employment including support diversification of the rural economy and that by encouraging economic activity. Paragraph 94 in relation to the tourism and food and drink sector is highlighted as a key sector in Scotland with a potential for growth and which has been demonstrated as part of the economic case.

This proposal seeks to create additional local rural economic activity for both tourism and food and drink sectors and will help to support growth for both the local Angus and wider Tay Cities area given the location. Continued inclusive growth and support at the local level across economy, health and environment have been further emphasised in the recent weeks of the global pandemic.

8.0 CONCLUSION

This statement has demonstrated that the proposed development not only aligns with the requirements of the adopted Development Plan but also national policy and guidance contained within the Scottish Planning Policy relating to development.

For the reasons outlined throughout the assessment of the proposed development against the established policy framework, it has been demonstrated that the concerns of the Council that prevented support for previous development proposals at this location have been overcome through a high quality design solution that is sensitive to the surrounding residential context.

Taking cognisance of the reasoning outlined above we respectfully request that the Council supports the proposed development and grants planning permission.

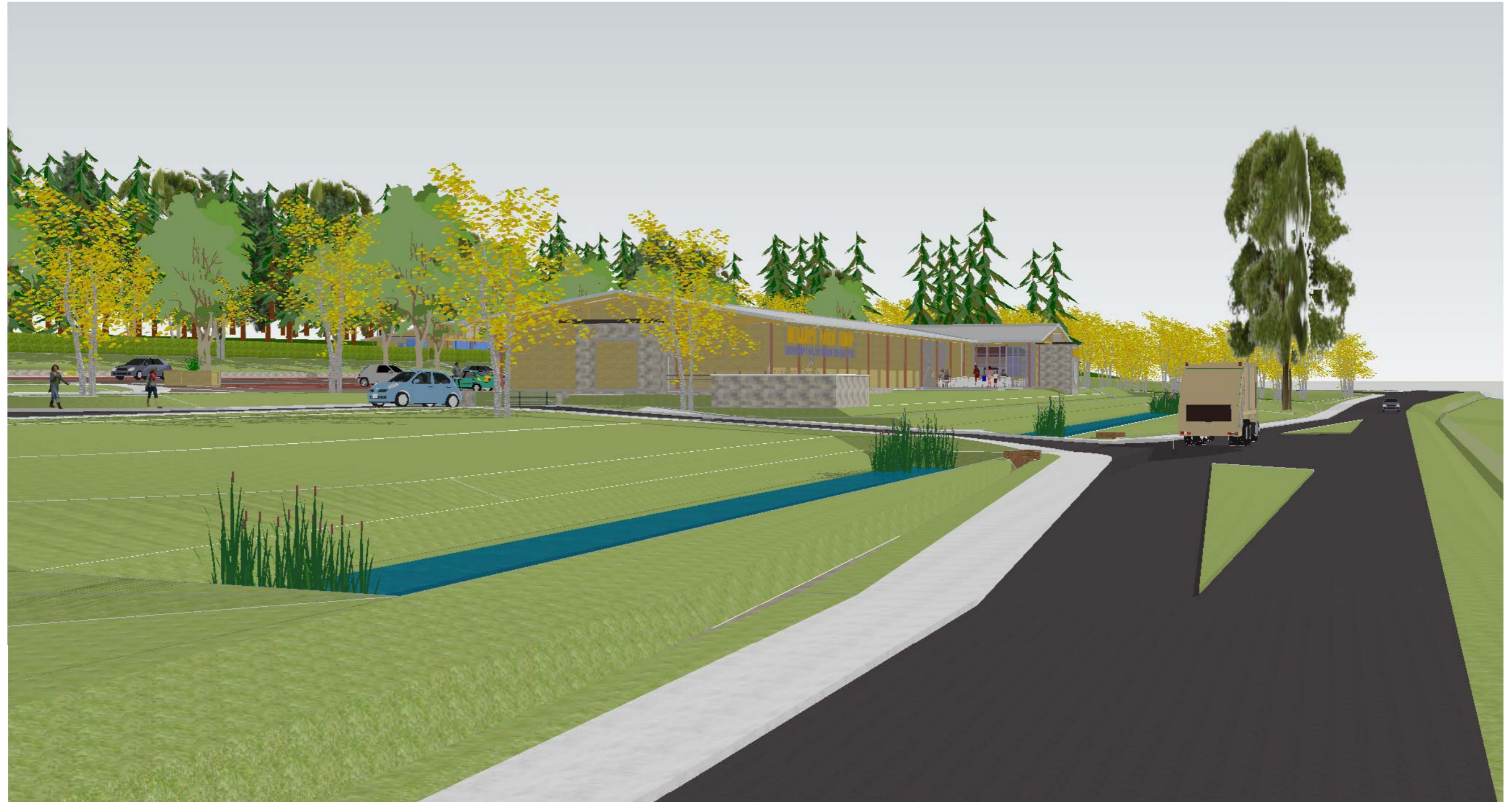


View From Bar.

633A_47, Mullin's Farm Shop.

**Hiddleston
& Feist**

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737



**View of Vehicle Entrance From West.
633A_32, Mullin's Farm Shop.**

**Hiddleston
& Feist**

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737



View of House From Restaurant.
633A_41, Mullin's Farm Shop.

**Hiddleston
& Feist**

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737



**View of Centre from North.
633A_30, Mullin's Farm Shop.**

**Hiddleston
& Feist**

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737



**View of Centre from Piperdam Entrance.
633A_31, Mullin's Farm Shop.**

**Hiddleston
& Feist**

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737



Restaurant Interior Facing Bar.

633A_46, Mullin's Farm Shop.

**Hiddleston
& Feist**

Architect and Design Consultancy.
1 LAUREL BANK, DUNDEE, DD3 6JA
tel 01382 224427 fax 01382 227737

Ian
Hiddleston

From: Ian Hiddleston
Sent: 17 Aug 2020 13:05:55 +0100
To: WrightJ
Cc: Lynda Mulholland
Subject: 20/00408/FULL Erection of Farm Shop, Restaurant, Café Building,
Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works
Land North Of Piperdam Drive Piperdam Fowlis

Hi James.

I would advise you as follows:

Forestry Commission: it is noted that they would seek to remove their objection subject to compensatory planting being undertaken as replacement for the current area proposed for development. We would seek to provide programmed compensatory and coordinated planting as a replacement. As part of the tree removal application previously a wildlife survey was undertaken which did not demonstrate any significant signs of habitat and hence approval was received for removal of the woodland.

Noise: Comments regarding noise disturbance can be mitigated by conditioned operating hours. The biomass boiler does not generate significant noise. It is not considered that the operation of a farm shop, cafe and restaurant will have an adverse impact and the use is acceptable next to a residential area.

Angus Council Development Plan: It is within the development boundary allocated by Angus Council in their Angus Local Development Plan (2016) as part of the development strategy for proposals which maintain and enhance the recreational and tourism potential. This is further acknowledged by the council's Economic Development Service which notes the opportunities to further highlight locally sourced produce and the sustainable green economy ambitions along with job creation at a time where it is important to support job creation and local access to produce.

The above offering meets both local and wider visitor needs in provision of an outlet for local produce and eatery options. The return on local investment is significant and more so now with current and ongoing pandemic and economic challenges.

The proposal is within an allocated development boundary and can, through appropriate conditions, meet the requirements necessary to afford a conditional approval and further enhance the Angus offering.

Roads Department consultation: W A Fairhurst and Partners are presently preparing a Traffic Impact Assessment and a response to the technical aspects of your Roads

Department memorandum which they are programmed to issue on the week commencing 24th august.

Environmental Health: Hydroscoot Energies have prepared a response to the memorandum raised by your Environmental Health Department which I have sent to you for onward transmission Mr Ian Graham.

Foul and Surface Water: We welcome the responses from SEPA and Scottish Water in relation to water capacity, surface water and wastewater drainage and can provide any additional information if required regarding the SUDS system.

Regards, Ian Hiddleston.

AC30



AC30



AC 30



AC30



AC30



UNIT CONVERSION TOOL TO CALCULATE EMISSIONS

1. Select fuel type and properties

Solid biomass

Check the calorific value , moisture content and ash content in the Fuel Properties spreadsheet.

2. Select basis of boiler capacity estimate

3B: Heat output

Select on the basis of the available information
Only one of the Boiler capacity input boxes requires completion

3. Boiler capacity data input

3A: Fuel use

Fuel use kg/hour

0.00000 g/s

3B: Heat output

Thermal efficiency Net basis

92% Net basis

Heat output kW

0.20 MW

3C Volumetric flowrate of flue gas

Volumetric flowrate m³/s

at discharge conditions

moisture

oxygen, dry

K

3D: Heat input

Heat input kW

Gross/net

Heat input 0.9 MW, net

Fuel use
Heat input

16.28 g/s
216.30 kW, net

242.86 kW, gross

Volumetric flowrate of flue gas

0.120 m³/s at

0% moisture
11% oxygen, dry
273 K

4. Select emission factor type

5C: Heat input

Select on the basis of the available information
Only one of the Emission factor input boxes requires completion

5. Emission factor input

5A: Fuel use

Emission factor, PM g/kg

Emission factor, NOx g/kg

Emission factor, PM 0 g/kg

Emission factor, NOx 0.00 g/kg

5B: Flue gas composition

Emission limit, PM mg/m³
Emission limit, NOx mg/m³
at standard conditions
 moisture
 oxygen, dry
 K

5C: Heat input

Net basis

Emission factor, PM g/GJ

Emission factor, NOx g/GJ

Emission factor, PM 17 g/GJ net thermal input

Emission factor, NOx 46.00000 g/GJ net thermal input

Emission factors	PM	NOx	
Fuel use	0.225909	0.611283	g/kg
Heat input	17	46	g/GJ net heat input
	15.14134	40.97069	g/GJ gross heat input
Flue gas	30.66539	82.97694	mg/m ³ at <input type="text" value="0%"/> moisture <input type="text" value="11%"/> oxygen, dry <input type="text" value="273"/> K

6. Emission rates, g/s

Basis	PM	NOx
Fuel use	0.0037	0.0100
Net heat input	0.0037	0.0100
Gross heat input	0.0037	0.0100
Volumetric flowrate	0.0037	0.0100

All four estimates should be the same

PM₁₀ Emissions from Biomass Combustion Stacks (Individual Installations)

The target emissions of PM₁₀ in g/s from biomass combustion source emissions are calculated for your given stack details. Greater emission rates may result in exceedance of the 24-hour objective for PM₁₀ in England, Wales and Northern Ireland or the annual mean objective in Scotland.

Enter required information in Yellow Cells
Resulting Emission in Red Bold

Building height	<input type="text" value="4.7"/>	m
Stack diameter	<input type="text" value="0.3"/>	m
Stack height	<input type="text" value="6"/>	m
Location	<input type="text" value="Scotland"/>	
PM ₁₀ Annual mean background concentration (include roadside contribution at relevant receptors)	<input type="text" value="10.05"/>	µg/m ³
Calculated Effective stack height	<input type="text" value="2.2"/>	m
Target Emission Rate	<input type="text" value="0.0249"/>	g/s

If the maximum stack emission rate is less than the target above then it is not likely that the most stringent objective for PM₁₀ will be exceeded. If your emissions are greater then please refer to LAQM.TG(16) for further advice.

NO_x Emissions from Biomass Combustion Stacks (Individual Installations) - Annual Mean NO₂ Objective

The target emissions of NO_x in g/s from biomass combustion source emissions are calculated for your given stack details. Greater emission rates may result in exceedance of the annual mean objective for NO₂.

Enter required information in Yellow Cells
Resulting Emission in Red Bold

Building height	<input type="text" value="4.7"/>	m
Stack diameter	<input type="text" value="0.3"/>	m
Stack height	<input type="text" value="6"/>	m
Location	<input type="text" value="Scotland"/>	
NO ₂ Annual mean background concentration (include roadside contribution at relevant receptors)	<input type="text" value="3.16"/>	µg/m ³
Calculated Effective stack height	<input type="text" value="2.2"/>	m
Target Emission Rate	<input type="text" value="0.1152"/>	g/s

If the maximum stack emission rate is less than the target above then it is not likely that the annual mean objective for NO₂ will be exceeded. If your emissions are greater then please refer to LAQM.TG(16) for further advice.

NO_x Emissions from Biomass Combustion Stacks (Individual Installations) - 1-Hour Mean NO₂ Objective

The target emissions of NO_x in g/s from biomass combustion source emissions are calculated for your given stack details.
Greater emission rates may result in exceedance of the 1-hour mean objective for NO₂.

Enter required information in Yellow Cells
Resulting Emission in Red Bold

Building height	<input type="text" value="4.7"/>	m
Stack diameter	<input type="text" value="0.3"/>	m
Stack height	<input type="text" value="6"/>	m
Location	<input type="text" value="Scotland"/>	
NO ₂ Annual mean background concentration (include roadside contribution at relevant receptors)	<input type="text" value="3.16"/>	µg/m ³
Calculated Effective stack height	<input type="text" value="2.2"/>	m
Target Emission Rate	<input type="text" value="0.1486"/>	g/s

If the maximum stack emission rate is less than the target above then it is not likely that the 1-hour mean objective for NO₂ will be exceeded. If your emissions are greater then please refer to LAQM.TG(16) for further advice.

Screening Tool for annual mean PM and NO_x from biomass combustion stacks

This spreadsheet provides a screening tool to calculate the contribution from stack emissions to maximum annual mean ground level concentrations

Enter required information in Cream Cells
Resulting ground level concentration in Red Bold

Proposed stack height m

List the buildings within a distance of m of the chimney
Include any building to which the chimney is attached

Building	Height, m	Width, m	K	T
Proposed House	4.7	8.7	4.7	11.75
E				
F				
G				

Calculated Effective stack height m

Proposed stack diameter m

Location {Scotland, Rest of UK}

Maximum emission rate g/s

Maximum contribution to annual mean

1.1836	$\mu\text{g m}^{-3}$	Biomass nomographs
#N/A	$\mu\text{g m}^{-3}$	Industrial nomographs

Screening Tool for annual mean PM and NO_x from biomass combustion stacks

This spreadsheet provides a screening tool to calculate the contribution from stack emissions to maximum annual mean ground level concentrations

Enter required information in Cream Cells
Resulting ground level concentration in Red Bold

Proposed stack height m

List the buildings within a distance of 30.0 m of the chimney
Include any building to which the chimney is attached

Building	Height, m	Width, m	K	T
Proposed House	4.7	8.7	4.7	11.75
E				
F				
G				

Calculated Effective stack height 2.2 m

Proposed stack diameter m

Location {Scotland, Rest of UK}

Maximum emission rate g/s

Maximum contribution to annual mean

3.1989	μg m ⁻³	Biomass nomographs
#N/A	μg m ⁻³	Industrial nomographs

Biomass Boiler Information Form

This information is necessary in order to assess the impact of potentially harmful emissions. This information sheet should be completed and submitted along with an air quality screening assessment or detailed dispersion modeling report. The boiler manufacturer and/ or installer should be able to help you provide this information.

1. Particulars of the Boiler

a) General details		
Address of proposed boiler	Lundie Muir plantation, north of Woodlands Road, Piperdam	
6 figure location coordinates (easting and northing)	Easting	Northing
	330651	735178
Boiler make and model	Heizomat RHK200	
Boiler size and efficiency % (KW/MW)	199Kw, 93%	
Boiler maximum rate of fuel consumption (kg/hr or m ³ /hr)	42kg/hr	
b) Provide details of the abatement equipment in place for controlling particulate matter (fly ash) emissions.		
The boiler system has a fly ash collection section which minimises release of particulate matter via the flue system		
c) Is the biomass boiler an exempt appliance in accordance with the Clean Air Act 1993?		
No		
d) Have the boiler emissions been tested for Particulate matter and Oxides of Nitrogen? If yes provide copies of the relevant test reports. If not then please justify the pollutant concentrations used in the supporting air quality screening assessment or dispersion modelling		
Yes		

2. Boiler Stack Details

The design of the stack greatly affects how pollutants produced in the boiler disperse over the surrounding area. Your installer should be able to provide most of the details and make a calculation on stack height and design. When dispersion modeling is required you or your installer may need to engage a specialist consultant.

a) Specify the height of the boiler exhaust stack above ground. NB this should be calculated by doing an air quality screening assessment or detailed dispersion modelling as appropriate

6.0m

b) Specify stack internal diameter (m).

0.3m

c) Specify the exhaust gas efflux velocity (m/s).

2.7

3. Fuel Details

Emissions from a biomass boiler depend greatly on the type and quality of the fuel used. Reasonable guarantees are therefore needed that the fuel is compatible with the boiler and is of a high quality. Your fuel supplier and installer should be able to provide this information.

a) Detail all Fuel Types to be used (e.g. Logs, wood chip, pellets, straw etc) and for each type of Fuel detail the specification in terms of nitrogen, moisture and ash content % and calorific value MJ/Kg

FUEL TYPE	FUEL SPECIFICATION
Woodchip	A2 class, G30 to 25% Moisture content

b) Does the fuel comply with European or equivalent fuel quality standards such as CEN/TS 335 or ONORM? Please provide details.

Yes – ONORM, fuel supply by compliant registered BSL supplier

c) Describe what fuel quality control procedures will be adopted to guarantee constant fuel quality from your supplier.

The BSL fuel supplier undertakes a forced air drying process of the fuel thus guaranteeing that Moisture content will be no greater than 25%.

There is also a screening facility which ensures that fuel size does not exceed the manufacturers recommendations

d) Provide evidence to demonstrate that the biomass boiler combustion system is applicable to the fuel specification.

Heizomat system manual attached

4. Building Details

The dimensions of and distance to neighbouring buildings will determine the effect they have on the dispersion of the plume and therefore the height of the stack needed. Your installer should be able to provide this information.

a) Detail the dimensions of all existing and proposed buildings (including the boiler house) within a radius of 5 times the boiler exhaust stack height.

Building description	Height, m	Width, m
A Biomass plant building	3.2	5
B Proposed Farm shop building	4.7	22
C		
D		
E		
F		
G		

b) Indicate the distance from the boiler exhaust stack to the nearest fan assisted intakes and openable windows.

114m to nearest residential receptor

82m to nearest commercial receptor

5. ADDITIONAL INFORMATION

a) Have you attached a copy of your air quality assessment (Please delete as appropriate)

YES

b) Have you attached a copy of your boiler emissions test report (Please delete as appropriate)

YES



Manual

Heizomat ,TouchControl TS7' boiler control
combined with Simatic HMI TP700



Software version \geq A-01.17

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1 Foreword

Dear Heizomat customer,

Congratulations on the purchase of your new wood chips and shavings combustion unit. You have chosen a product which has been produced with great care and which will offer you a very high level of comfort when heating with wood.

2 Important information



**Before working on the system the control unit must be disconnected from the power grid and be secured against accidental restarting!
There is a great risk of an accident!
Turning parts can squash or sever extremities!**



**Never open the combustion chamber or ash chamber door if a gas cloud has formed in the combustion chamber!
Opening can create an explosive flame or an explosion which could seriously injure you!**



If repairs are made on the unit, either on mechanical or on electrical /electronic system, the EG conformity of regulations and with this the CE marking will expire.



**The screen should never be touched with an angular or pointed object (e.g. screwdriver)!
We do not offer a guarantee for damage to the screen surface!**



**The system can only be operated if this manual has been previously carefully read by the user.
Damages to the boiler system due to incorrect use are not guaranteed.
Should you have any problems with your firing plant, please pick up this manual and give it a thorough read. You can find error messages with their appropriate explanations in the 'Error messages' chapter. You can answer many questions for yourself in this way.
However, if you should become completely stuck, our customer services are happy to help.**

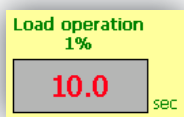
3 Operating elements

3.1 Button / Switch



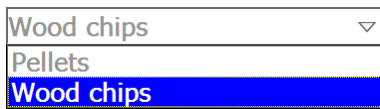
Upon pressing a button or a switch the action described in the label is carried out or systems are activated/deactivated or parameters are set/reset.

3.2 Input field



Upon touching an input field an on-screen keyboard is displayed with which you can enter numbers or texts (see below).

3.3 List field

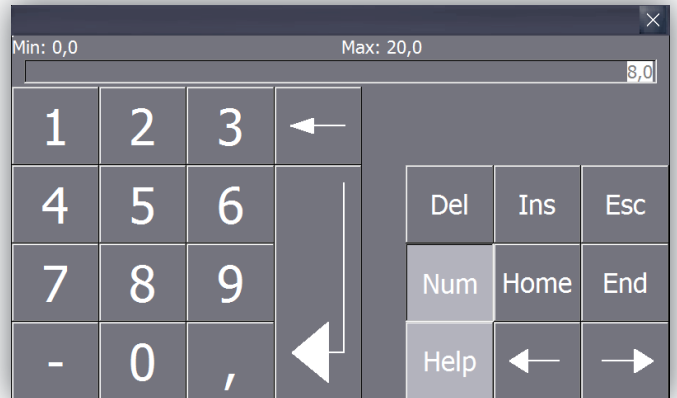


Upon pressing a list field a drop-down list of options is displayed, of which one

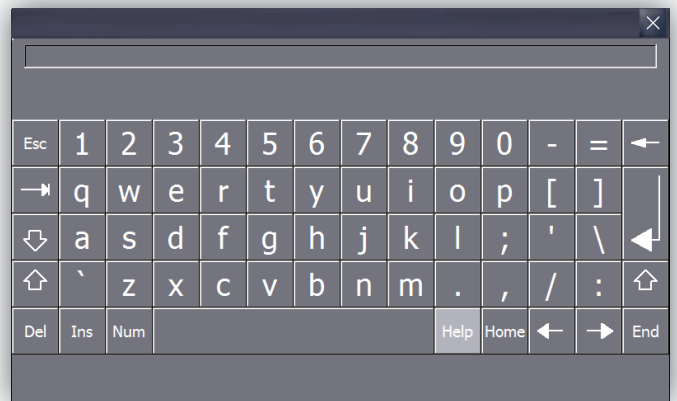
can be selected.

3.4 On-screen keyboard

The on-screen keyboard can be numerical



or alphanumerical



and is displayed when required. It serves the direct input of numbers or texts.

Switch between upper and lower case using shift and enter your entries with return.

In order to leave the keyboard without making an input, there is the Esc or close button in the top right-hand corner.

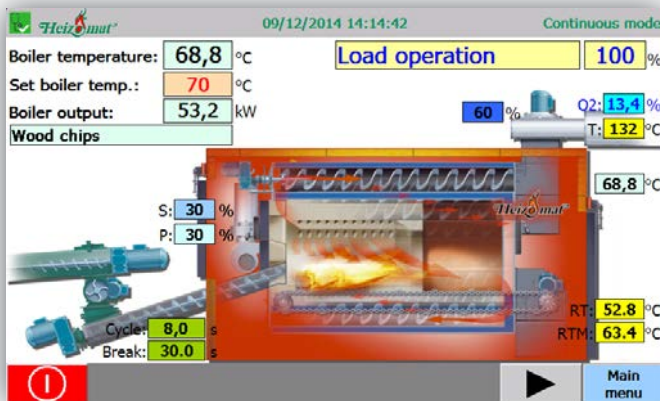
4 Switch on / Basic window

Upon switching on the system, the Heizomat logo appears for around 20 seconds¹:



During this time the connection to the control unit is set-up and the operating parameters are transferred to the control unit.

Subsequently, the current operating condition of the system is shown in the basic window:



If manual operation is not activated and if the display is not touched for three minutes, the display will return to the basic window automatically.

If no settings are entered and there is no operating fault, then the screen saver begins after 10 minutes.

In order to activate the display from the screen saver mode, simply touch the surface with a finger or with a soft stylus.

¹ Upon changing the pre-set Ethernet addresses, the duration increases by approx. 1 minute!

If the option Sm@rtServer (see section “6.13.4 Sm@rt-Server” on page 38) is deactivated, you get directly into the main menu, by pressing the button or touching the background picture (see chapter “6 Main menu” on page 10).

If the Sm@rtServer is activated, the login window will pop up first (see chapter “5 Login” on page 9).

By pressing the input/output button “Set boiler temp.” you will directly access the input window for the setting of the boiler target temperature.

4.1 System diagnostics indicator

In the top left corner, the system diagnostics indicator is displayed. The system diagnostics indicator is a graphic symbol, which alerts you to errors in the control system.

If an error occurs, the indicator will change from green to red:

- No error in the control system
- Error in the control system

In case of error, please contact your Heizomat dealer.

If e-mail alerts are activated, an e-mail will be sent upon the occurrence of an error in the control system, with “System error” as the subject. For technical reasons, a SMS cannot be sent to report such an error.

See also section “6.3.13 Alarm” on page 22.

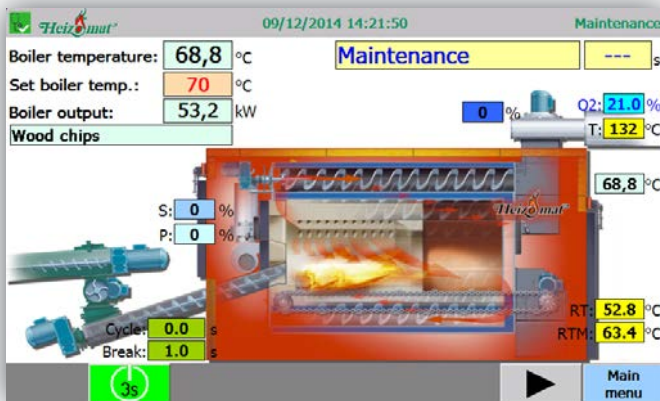
4.2 Emergency stop button



After touching this button the system switches to *Maintenance with FGB* and the flue gas blower stays on the highest level. In order to avoid back re, the stoker is idled for an adjustable period of time (see section “6.3.7 Stoker emptying” on page 19).



If you press the button again, then the system switches to *Maintenance*. All systems are stopped in this operating condition (even the flue gas blower)!



4.3 Start button



You can restart the system by pressing the Start button. The button has to be pressed for a minimum of 3 seconds. This is a safety measure in order to avoid unwanted switching on of the system by accidentally pressing the button.

4.4 Buffer button¹

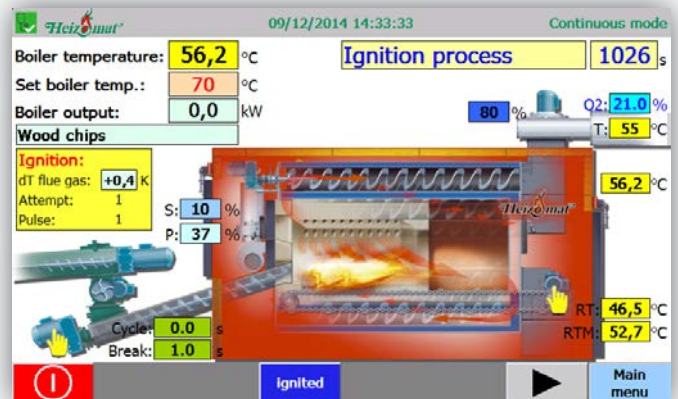


By pressing this button the basic window of the buffer management opens (see chapter “7 Buffer management” on page 41).

4.5 Ignition

Upon starting the system from cold² there is first an ignition process. The basic window then has a different appearance depending on whether or not the system is equipped with an automatic ignition setup.

4.5.1 with automatic ignition setup



During ignition in-feed, the button “Stop ignition in-feed” appears in the tool bar at the bottom of the screen. Ignition in-feed can be discontinued through pressing this button, should there be a sufficient quantity of fuel in the combustion chamber.

In the left area, a field with a yellow background is displayed with the most important information on the ignition process³:

dT flue gas: current achieved flue gas temp. increase

Attempt: current ignition attempt (of max. 2)

Pulse: current primary blower pulse

A yellow hand appears next to the motors of the stoker and the deashing. If you press at these positions then the complete feed system or the deashing starts and is stopped again when you let go. This gives you the opportunity to add fuel when required or to use a brief deashing to loosen the fuel pile and to allow better ventilation.

The “ignited” button is shown on the lower screen edge in the function menu. Once a sufficiently large flame has formed, you can leave the ignition process early and

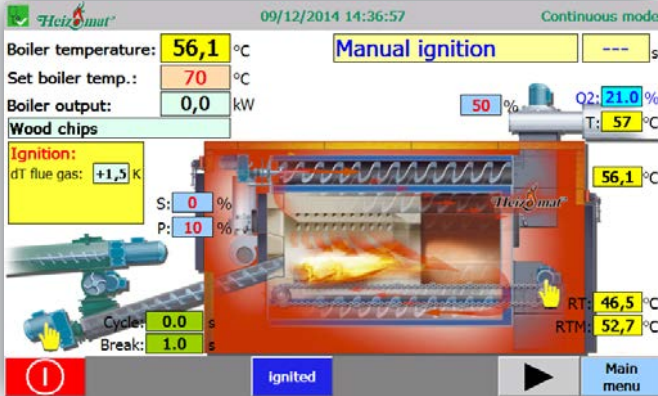
¹ depending on equipment

² Flue gas temperature < limit temperature ignition and boiler temperature < target temperature

³ see also section “6.3.3 Ignition” on page 15 and appendix “Ignition process” on page 62

switch to “Firebed forming”¹ respectively “Load operation”.

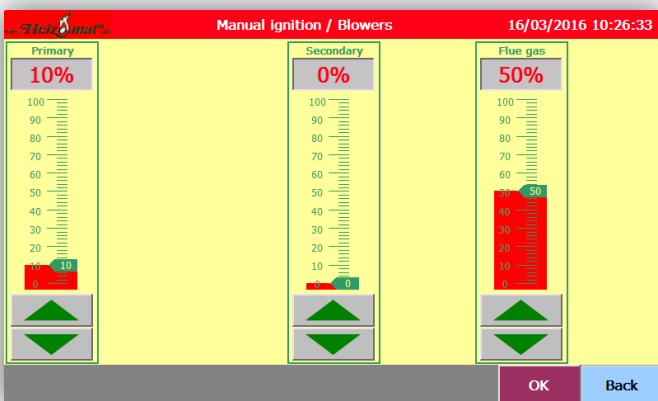
4.5.2 without automatic ignition setup



You can control the currently achieved flue gas temperature increase (dT flue gas) in the area with the yellow background on the left edge of the screen.

As with the ignition with automatic ignition system, the functions for manual operation of the feed system and deashing are also available here (see above).

During manual ignition, the performance of the blower can be easily adjusted by pressing the appropriate input/output field. As soon as you touch one of these fields, the following window opens:

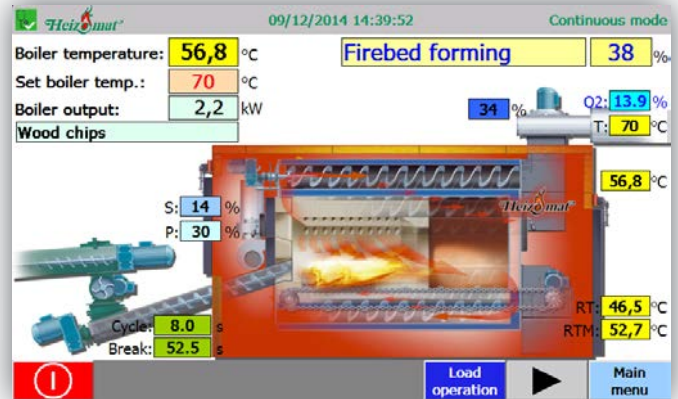


Using the arrow buttons, the blower performance can be altered in percentage stages. The input/output-fields can be used for substantial changes to blower performance. These allow for direct input of the desired percentage value through using the on-screen keyboard. To save the settings, press “OK”.

¹ depending on equipment

Once a sufficiently large flame has formed you can cancel the manual ignition with the “ignited” button and switch to “Firebed forming”² respectively “Load operation”.

4.6 Firebed forming³



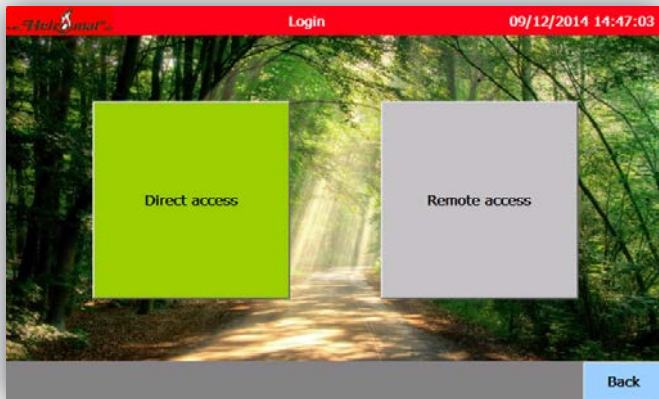
During the *Firebed forming*, the “Load operation” button appears in the function menu on the bottom edge of the screen. Once a sufficiently large firebed has formed, you can leave the *Firebed forming* condition early and switch to load operation.

² depending on equipment

³ depending on equipment

5 Login

When the Sm@rtServer is activated (see section “6.13.4 Sm@rtServer” on page 38) and you want to open the main menu, you have to decide between direct and remote access first.



5.1 Direct access

With this type of login, you have full access to the system on site. All the buttons are available for operation.

The Sm@rtServer will be deactivated for the duration of the direct access. Any existing network connection via Sm@rtServer will be disconnected!

Three minutes after the direct access, a new remote access is possible again.

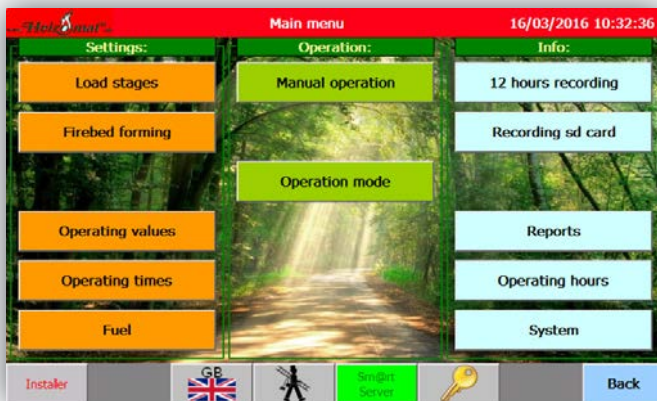
5.2 Remote access

This type of login is intended for network access via Sm@rtServer. For reasons of safety this type of access only offers limited access to the system. With the exception of the boiler temperature set point, no changes of the settings are possible. This also applies for operation on site! But you may navigate through a large part of the menus for checking the current adjustments.

6 Main menu

The main menu is split into three columns: Settings/Operation/Info (from left to right)

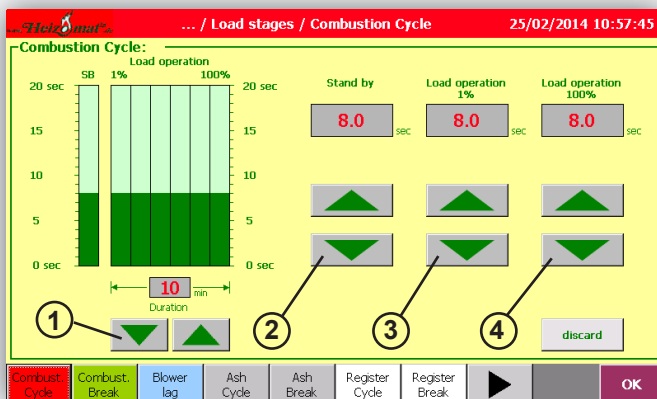
The following menu items can be selected:



6.1 Load stages

The load stage control takes place boiler-temperature dependently. Beginning with the 1% stage, the boiler-temperature is checked every second. If the target temperature has not yet been reached, depending on the set duration (see below), there is a switch to the next higher stage. Upon reaching the target temperature, the stages are 'reversed' accordingly.

If the target temperature exceeds the set temperature spread, then there is a switch to the *Stand by* operating condition (with "Continuous mode" operation type) or to the *Ignition mode break* or *Boiler mode break* operating condition (in "Ignition mode" or "Boiler mode" operation type). After lowering the boiler temperature to "target value minus spread" the lowest load stage (1%) of operation is renewed.



① Duration setting

You can use the arrow buttons to increase or reduce the time period for running through the load stages 1% - 100% and therefore the dwell period in each of the intermediate stages. The currently set value is shown in the output field above the two buttons. The value can be set in 5 minute steps from 5 to 150 minutes (recommended setting: 10 min).

② Stand by setting¹

You can increase or decrease the set value of the current parameters for the glow conservation phase via the arrow buttons. The currently set value is shown in the input/output field above. Also, the bar diagram changes depending on the setting.

③ Setting of the lowest load stage

You can increase or decrease the set value of the current parameters for the 1% stage via the arrow buttons. The currently set value is shown in the input/output field above. Also, the bar diagram changes depending on the setting.

④ Setting of the highest load stage

You can increase or decrease the set value of the current parameters for the 100% stage via the arrow buttons. The currently set value is shown in the input/output field above. Also, the bar diagram changes depending on the setting.



By touching the respective input/output the set values for the highest and lowest load stage as well as for stand by can be directly entered via the on-screen keyboard.

6.1.1 Combustion cycle



Range: 0 - 20 seconds
Set value: see chapter "9 Basic settings" on page 49

In-feed time of the in-feed organs

¹ The 'Stand by' operating condition is only run through in the 'Continuous mode' operation type.

6.1.2 Combustion break

Combust.
Break

Range: 1 - 250 seconds¹ / 1 - 180 minutes²
Set value: see chapter "9 Basic settings" on page 49

Idle time of the in-feed organs

6.1.3 Blower lag

Blower
lag

Range: 1 - 30 minutes
Set value: ca. 1 - 10 minutes; the larger the system, the longer³

Time lag of the blowers after a combustion cycle in the *Stand by* operating condition or after a transfer from the load operation in the operating conditions *Stand by*, *Ignition mode break* or *Boiler mode break* to reduce the rebed in the incinerator after the heating phase.

6.1.4 Ash cycle

Ash
Cycle

Range: 0 - 15 seconds
Set value: see chapter "9 Basic settings" on page 49

Duration of the ash discharger

6.1.5 Ash break

Ash
Break

Range: 1 - 60 minutes⁴ / 0 -24 hours⁵
Set value: see chapter "9 Basic settings" on page 49

Time between two deashing processes

6.1.6 Register cycle

Register
Cycle

Range: 0 - 250 seconds
Set value: see chapter "9 Basic settings" on page 49

Duration of register cleaning

6.1.7 Register break

Register
Break

Range: 1 - 250 minutes⁸ / 1 - 24 hours⁹
Set value: see chapter "9 Basic settings" on page 49

Time between two cleaning processes

6.1.8 Primary blower

Primary
blower

Range: 0 - 100 %
Set value: see chapter "9 Basic settings" on page 49

Set value of the lower blower

The primary blower supplies heat in the combustion chamber. The dryer the fuel, the less primary air. The more moist (max. 30% water content) the fuel, the more primary air.

6.1.9 Primary blower 2

Primary
blower 2

Set value of the 2nd lower blower (see section "6.1.8 Primary blower").

6.1.10 Primary blower 3

Primary
blower 3

Set value of the 3rd lower blower (see section "6.1.8 Primary blower").

6.1.11 Secondary blower

Secondary
blower

Range: 0 - 100 %
Set value: see chapter "9 Basic settings" on page 49

Set value of the upper blower

The secondary blower ensures combustion in the combustion chamber. The dryer the fuel, the more secondary air. The more moist the fuel, the less secondary air.

6.1.12 Secondary blower 2

Secondary
blower 2

Set value of the 2nd upper blower (see section "6.1.11 Secondary blower").

1 for load operation

2 for stand by

3 30-100kW: 2 min >100kW: up to 10 min

4 for load operation

5 for stand by

6 depending on equipment

7 depending on equipment

8 for load operation

9 for stand by

10 depending on equipment

11 depending on equipment

12 depending on equipment

6.1.13 Flue gas blower ¹

Flue gas blower

Range: 5 - 100 %
Set value: see chapter "9 Basic settings" on page 49

Set value of the flue gas blower

The flue gas blower has to create the necessary vacuum in the incinerator. Higher primary and secondary blower settings require a higher flue gas blower value. The vacuum must always be at least high enough to ensure that no exhaust can escape from the boiler body during operation.

6.1.14 Flue gas blower 2 ²

Flue gas blower 2

Set value of the 2nd flue gas blower (see section "6.1.13 Flue gas blower")

6.1.15 Vacuum ³

Vacuum

Range: 1 - 50 pascal
Set value: see chapter "9 Basic settings" on page 49

Set value of the pressure control

6.1.16 Navigation buttons

The following buttons serve to navigate through the load stage menu.

Left and right arrow buttons:

Switch page



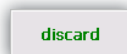
OK button:

Save changes and switch to main menu



Discard:

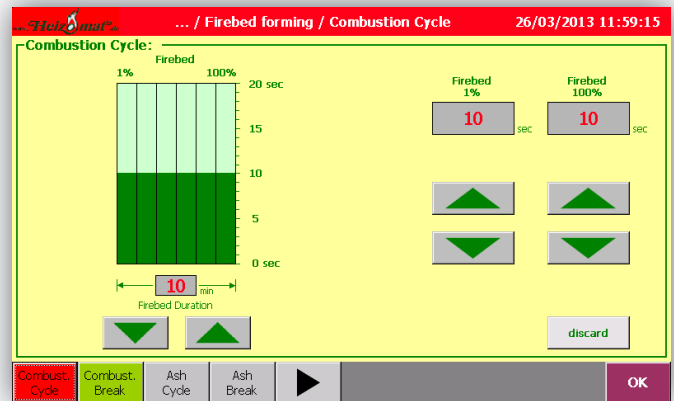
Changes to the current parameters can be discarded.



Upon leaving a parameter the currently set values are automatically saved!

6.2 Firebed forming ⁴

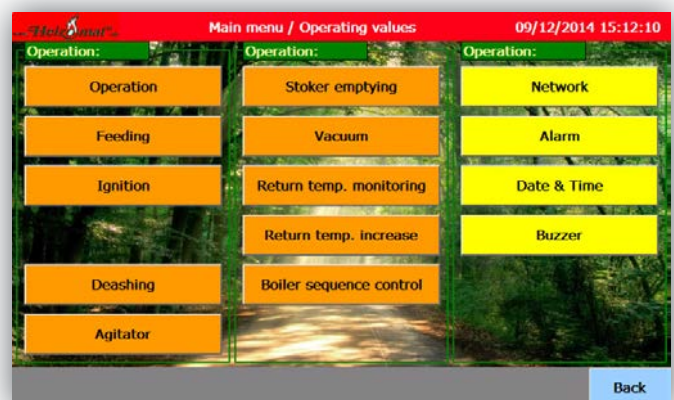
The rebed forming serves to create a rebed before the boiler switches to the actual load operation. The menu navigation and operation is the same as in the load stage menu.



Firebed forming set values: see chapter "9 Basic settings" on page 49

The set value for the duration is only valid for a transition from *Ignition process*. If the transition to *Firebed forming* is from the *Stand by* operating condition, the duration will be halved!

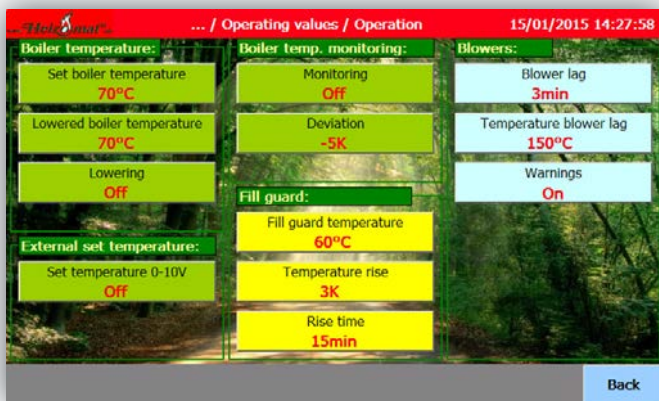
6.3 Operating values



¹ depending on equipment
² depending on equipment
³ depending on equipment

⁴ depending on equipment

6.3.1 Operation



6.3.1.1 Set boiler temperature

Range: 0 - 95 °C¹
Set value: at least 70 °C

Target boiler temperature

The system continuously increases output in load operation until the set boiler temperature is reached. Once this temperature is reached, the output is reduced again. Should the temperature be exceeded by the value of the temperature spread of approx. 4 K, an operation break² takes place.

When the boiler temperature falls below the set boiler temperature minus the value of the temperature spread, the load operation will resume.

6.3.1.2 Lowered boiler temperature³

Range: 70 - 95 °C⁴
Set value: ca. 70 °C

Lowered boiler temperature

If time intervals are stored at [Operating times]->[Boiler temperature lowering], the value set here is used for the boiler target temperature during these time periods. The same applies to the use of an external switch contact.

6.3.1.3 Boiler temperature lowering⁵

Off: No lowering of the boiler temperature

On: The boiler temperature can be lowered time-dependent via the [Operating times]->[Boiler temperature lowering] menu or via a gate input.

¹ Standard range; higher temperature depending on equipment

² Stand by or Ignition/Boiler mode break

³ depending on equipment

⁴ Standard range; higher temperature depending on equipment

⁵ depending on equipment

6.3.1.4 Set temperature 0-10V⁶

Off: Internally set boiler target temperature

On: Boiler target temperature is calculated from external 0-10V signal.

When applying a DC voltage to the designated clamps, the voltage range from 0-10 V corresponds to a temperature range from 70-95 °C⁷.

6.3.1.5 Boiler temperature monitoring

Off: No monitoring of the boiler temperature upon reaching the target range⁸

On: The boiler temperature is monitored upon reaching the target range⁹. If the range has not yet been reached after 60 minutes in full load, then a corresponding warning is given.

6.3.1.6 Boiler temperature deviation

Range: -20 - 0 kelvin
Set value: ca. -5 kelvin

Temperature range below the set boiler temperature in which the boiler temperature can permanently be without a warning being created

6.3.1.7 Fill guard temperature

Range: 0 - 90 °C
Set value: ca. 5 - 10 °C below set boiler temp.

If the flue gas temperature falls below this value (regardless of the operating condition), the fuel feeding will stop 5 minutes later. A warning will be displayed. If the flue gas temperature does not rise again, the system switches to „error“ 10 minutes after the warning. Otherwise, if the flue gas temperature increases (e.g. due to manual infeed), the normal operating process continues.

6.3.1.8 Fill guard temperature rise

Range: 1 - 10 kelvin
Set value: ca. 2 - 3 kelvin

After **Ignition** and after **Stand by** the flue gas temperature must increase by this value. Otherwise there is a second ignition or the error *Fill guard resp. Flue gas temperature did not rise* is displayed.

The time period the temperature has to increase is set by the fill guard **Rise time** parameter.

⁶ depending on equipment

⁷ Standard range; higher temperature depending on equipment

⁸ Set boiler temperature - Boiler temperature deviation

⁹ Set boiler temperature - Boiler temperature deviation

6.3.1.9 Fill guard rise time

Range: 1 - 30 minutes
Set value: ca. 6 - 30 minutes; the larger the system, the longer the time

After **Ignition** or after **Stand by** the flue gas temperature has to increase in this time. Otherwise there is a second ignition or the error **Fill guard resp. Flue gas temperature did not rise** is displayed.

How much the temperature has to rise by is set by the fill guard **Temperature rise** parameter.

6.3.1.10 Blower lag

Range: 0 - 30 minutes
Set value: ca. 1 - 10 minutes; the larger the system, the longer the time¹

To reduce the rebred in the combustion chamber after the heating phase, the blowers keep running for the time set here. If the flue gas temperature is still above **Temperature blower lag** after this time, the blower lag is controlled via the flue gas temperature. The blowers run until the flue gas temperature is below the **Temperature blower lag**.

6.3.1.11 Temperature blower lag

Range: 50 - 250 °C
Set value: ca. 150 °C

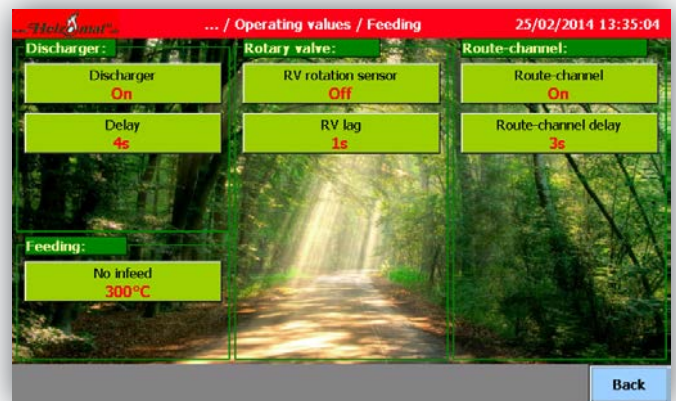
After the load operation the blowers keep running until the flue gas temperature falls below this value. If the flue gas temperature exceeds this value again, the blowers automatically switch back on (stacked wood combustion).

6.3.1.12 Blower warnings

Off: The warning and error messages of the blower controls are switched off.

On: The warning and error messages of the blower controls are switched on.

6.3.2 Feeding



6.3.2.1 Discharger

Off: The discharger motor can herewith be switched off, e.g. if there is a blockage in the drop-in shaft above the rotary valve.

On: Normal operation of the discharger motor

6.3.2.2 Discharger delay

Range: 0 - 10 seconds
Set value: ca. 4 seconds; at least 40 % of combustion cycle time

Switch-on difference between infeed / rotary valve and discharger motor

6.3.2.3 RV rotation sensor

Off: No monitoring of the rotary valve

On: Rotary valve is monitored for blockages: If anything gets stuck between one of the blades and the counter blade, the feeding system stops. The rotary valve springs back, turns forwards and tries to reduce the part that is too big – up to 5 times. If after the 5th time the lock is still blocked, operation is stopped and the **Rotary valve blocked** error message is displayed. If a passage is reached by the 5th attempt at the latest, the control-unit returns to normal operation.

6.3.2.4 RV lag

Range: 0 - 5 seconds
Set value: ca. 1 second

Lag of the rotary valve and infeed motor

In order to avoid fuel remaining on the rotary valve after an infeed cycle, it continues running together with the infeed motor for the set time period.

¹ 15-100kW: 2 minutes >100kW: up to 10 minutes

6.3.2.5 Route channel¹

Off: The route-channel motor can herewith be switched off, e.g. if there is a blockage in the drop-in shaft above the rotary valve.

On: Normal operation of the route-channel motor

6.3.2.6 Route-channel delay²

Range: 0 - 10 seconds
Set value: ca. 3 seconds; at least 40 % of combustion cycle time, but fundamentally smaller than the delay of the previous transport system in flow direction

Switch-on difference between infeed / rotary valve and route-channel

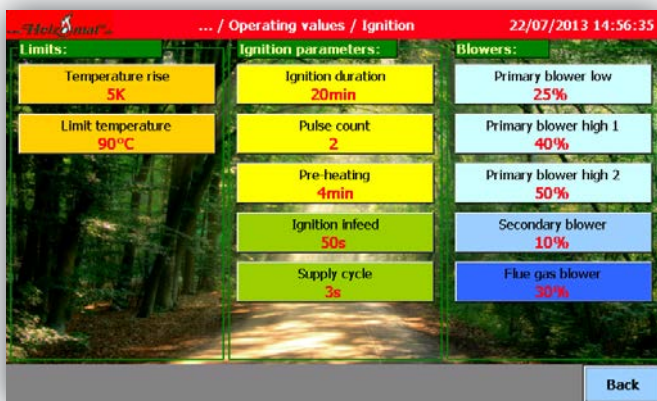
6.3.2.7 No infeed

Range: 100 - 400 °C
Set value: ca. 250 °C

No infeed (flue gas temperature dependent)

From this flue gas temperature the infeed cycle is reduced.

6.3.3 Ignition³



6.3.3.1 Temperature rise

Range: 1 - 10 kelvin
Set value: ca. 3 - 8 kelvin; the larger the system, the lower the value

Temperature rise during ignition

If the flue gas temperature rises during ignition by this amount, ignition was successful and the control unit

switches to *Firebed forming*⁴ respectively *Load operation*.

6.3.3.2 Limit temperature

Range: 50 - 150 °C
Set value: ca. 70 - 90 °C; the larger the system, the lower the value

Limit temperature for ignition

It is fundamentally decided with the ignition limit temperature whether there is still sufficient residual glow in order to switch directly to load operation after an operation break.

If the flue gas temperature is above that value, then there is no ignition and switches directly to the load operation.

If the flue gas temperature is below the value, then, depending on the selected operation type, it reacts as follows:

Continuous mode:

The boiler switches to *Load operation* respectively *Firebed forming*⁵ and builds up a firebed. The flue gas temperature must rise within the **Fill guard rise time** by the **Fill guard temperature rise** value. If this is not the case then an ignition process with reduced **Ignition infeed** is carried out.

Ignition mode / Boiler mode:

The boiler switches to the *ignition process* operating condition and runs through this completely.

6.3.3.3 Ignition duration

Range: 0 - 60 minutes
Set value: ca. 20 minutes

Runtime of ignition setup

The ignition process is considered as successful, when **Temperature rise** is reached within **Ignition duration**. Then the system switches to *Firebed forming*⁶ respectively *Load operation*.

If the flue gas temperature rise is not reached before the end of the **Ignition duration**, a second ignition process with reduced infeed is carried out.

¹ depending on equipment

² depending on equipment

³ see also appendix "Ignition process" on page 62

⁴ depending on equipment

⁵ depending on equipment

⁶ depending on equipment

6.3.3.4 Pulse count

Range: 1 - 10
Set value: ca. 2

Number of primary blower pulses during the ignition phase

The **Ignition duration** can be divided into numerous sections ("pulses"). During a pulse the primary blower performance is increased from a base value to a maximum value (in order to ignite glows in the fuel) and then lowered back to the base value (in order to allow a flame to form).

Base value of all pulses: **Primary blower low**
Max. value of first pulse: **Primary blower high 1**
Max. value of last pulse: **Primary blower high 2**
The maximum values of the intermediate pulses are calculated linearly from the **Primary blower high 1** and **Primary blower high 2** values.

Additionally, a defined amount of fuel is added after every pulse (see section "6.3.3.7 Supply cycle").

6.3.3.5 Pre-heating

Range: 0 - 10 minutes
Set value: ca. 4 minutes

Pre-heat time of ignition setup

To speed up the ignition process the ignition setup is preheated with the primary blower switched off.

6.3.3.6 Ignition infeed

Range: 0 - 250 seconds
Set value: 25 - 100 seconds¹

One-time infeed before ignition

At the beginning of each ignition process fuel is transported into the combustion chamber for the time set here. The ignition infeed must be long enough, to just cover the ignition setup completely. More fuel should not be used, since this may lead to an increased production of smoke during ignition.

If a second ignition process is required (see section "6.3.3.3 Ignition duration"), fuel is fed again, but a significantly smaller amount.

6.3.3.7 Supply cycle

Range: 1 - 5 seconds
Set value: ca. 3 seconds

Supply cycle in ignition process

After every primary blower pulse fuel is briefly added to ensure that there is unburnt material in the scope of the ignition setup again.

This is where the duration of the first supply cycle is set. The duration of a follow-up cycle increases by the set value, e.g. 2s,4s,6s... / 3s,6s,9s... / ...

6.3.3.8 Primary blower low

Range: 0 - 50 %
Set value: ca. 25 %

Lower primary blower performance in ignition process

The performance of the primary blower is varied during the ignition process (pulse). Here the minimum value is set.

6.3.3.9 Primary blower high 1

Range: 0 - 100 %
Set value: ca. 40 %

Upper primary blower performance in ignition process at first pulse

The performance of the primary blower is varied during the ignition process (pulse). Here the maximum value of the first pulse is set. The value of the last pulse is respectively set in **Primary blower high 2**. Values for intermediate pulses are automatically calculated. This allows the primary blower performance to increase with preceding ignition duration.

6.3.3.10 Primary blower high 2

Range: 0 - 100 %
Set value: ca. 50 %

Upper primary blower performance in ignition process at last pulse

The performance of the primary blower is varied during the ignition process (pulse). Here the maximum value of the last pulse is set. The value of the first pulse is respectively set in **Primary blower high 1**. Values for intermediate pulses are automatically calculated. This allows the primary blower performance to increase with increasing ignition duration.

¹ depending on rpm of the infeed motor

6.3.3.11 Secondary blower

Range: 0 - 50 %
Set value: ca. 5 %

Performance of the secondary blower during the ignition process

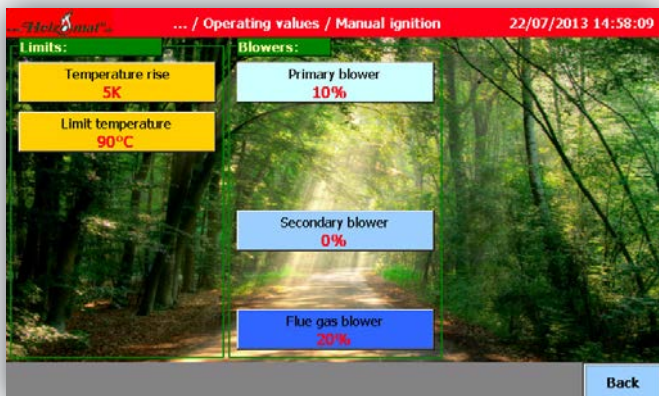
6.3.3.12 Flue gas blower¹

Range: 0 - 100 %
Set value: ca. 50 %

Performance of the flue gas blower during the ignition process.

The flue gas blower has to create the necessary vacuum in the combustion chamber. Higher settings for primary and secondary blower require higher flue gas blower settings.

6.3.4 Manual ignition



If the system is not equipped with an automatic ignition setup² then the *manual ignition* operating condition is used to ignite the fire.

The one-time fuel feed-in (Ignition infeed) must take place manually by manual operation of the feeding system (see also section “4.5 Ignition” on page 7). The flame has to be ignited manually afterwards (e.g. with a lighter and cardboard).

6.3.4.1 Temperature rise

Range: 1 - 10 kelvin
Set value: 3 - 8 kelvin; the larger the system, the lower the value

Temperature rise during manual ignition

If the flue gas temperature rises during manual ignition by this amount, ignition was successful and the control unit switches to *Firebed forming*³ respectively *Load operation*.

6.3.4.2 Limit temperature

Range: 50 - 150 °C
Set value: ca. 70 - 90 °C; the larger the system, the lower the value

Limit temperature for ignition

It is fundamentally decided with the limit temperature whether there is still sufficient residual glow in order to switch directly to load operation after an operation break.

If the flue gas temperature is above that value, then no ignition is required and switches directly to the load operation.

If the flue gas temperature is below that value, the boiler switches to *Load operation* respectively *Firebed forming*⁴ and builds up a firebed. The flue gas-temperature must rise within the **Fill guard rise time** by the **Fill guard temperature rise** value. If this is not the case, there is a switch to the *manual ignition* operating condition.

6.3.4.3 Primary blower

Range: 0 - 100 %
Set value: ca. 10 %

Performance of the primary blower at the beginning of manual ignition

During manual ignition the blower performance can be manually readjusted (see section “4.5.2 without automatic ignition setup” on page 8).

¹ depending on equipment

² Without automatic ignition setup, the system can only be operated in the 'Continuous mode' operation type.

³ depending on equipment

⁴ depending on equipment

6.3.4.4 Secondary blower

Range: 0 - 100 %
Set value: 0 %

Performance of the secondary blower at the beginning of manual ignition

During manual ignition the blower performance can be manually readjusted (see section "4.5.2 without automatic ignition setup" on page 8).

6.3.4.5 Flue gas blower¹

Range: 0 - 100 %
Set value: ca. 50 %

Performance of the flue gas blower at the beginning of manual ignition

During manual ignition the blower performance can be manually readjusted (see section "4.5.2 without automatic ignition setup" on page 8).

6.3.5 Deashing



6.3.5.1 Register cleaning²

Off: Register cleaning is switched off

On: Normal operation type in heating operation

6.3.5.2 Deashing

Off: Deashing is switched off

On: Normal operation type in heating operation

6.3.5.3 Delay³

Range: 0 - 5 seconds
Set value: ca. 1 second

Switch-on difference between deashing across auger / inclined auger and the deashing or register cleaning motor

6.3.6 Agitator⁴

Depending on configuration, the agitator is cycled or operated depending on the discharger.

cycled:

An agitator cycle takes place in every cycle of the discharge auger.



discharger dependent:

An agitator cycle takes place if the discharge auger has been active for a definable length of time.



¹ depending on equipment
² depending on equipment

³ depending on equipment
⁴ depending on equipment

6.3.6.1 Agitator

Off: The agitator motor can herewith be switched off, e.g. if there is a blockage in the drop-in shaft above the rotary valve.

On: Normal operation of the agitator motor

6.3.6.2 Delay

Range: 0 - 10 seconds

Set value: 0 seconds

If the agitator shall be switched on with a delay towards the discharger, then the desired value must be entered here (e.g. with overhead discharger or very free flowing fuel like pellets).

6.3.6.3 Lag

Range: 0 - 120 seconds

Set value: ca. 0 - 30 seconds

Lag of the agitator motor

In order to ensure an even filling of the discharge auger, the agitator continues to run after every combustion cycle for the set time period.

6.3.6.4 Cycle

Range: 0 - 250 seconds

Set value: depending on existing system

Runtime of the agitator motor

6.3.6.5 Break

Range: 0 - 250 seconds

Set value: depending on existing system

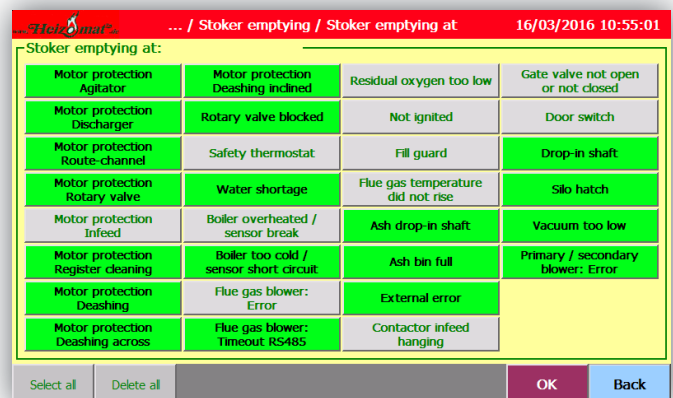
Runtime of the next transport auger

The agitator motor is stopped until the next transport auger has been requested for the set time period. Then an agitator cycle takes place.

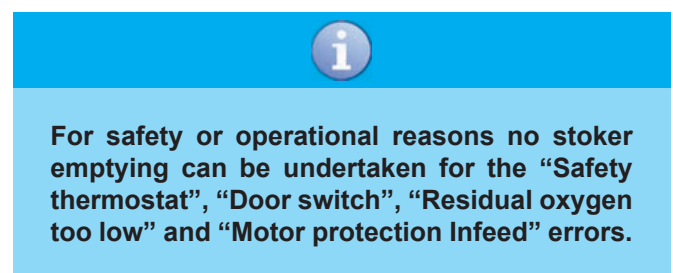
6.3.7 Stoker emptying



6.3.7.1 Stoker emptying at



Here you can select the errors in which the stoker is emptied to prevent a burn-back. To simplify the entry, you can use the 'Select/Delete all' buttons.



6.3.7.2 Duration

Range: 3 - 60 minutes

Set value: ca. 15 minutes

Duration of stoker emptying in case of error for avoiding back re

In the case of an error selected under **Stoker emptying at** (see above), the infeed motor continues to cycle for the set time period. The settings of the lowest load stage are used.

6.3.8 Vacuum¹



6.3.8.1 Pressure monitoring

Off: No pressure monitoring of the combustion chamber

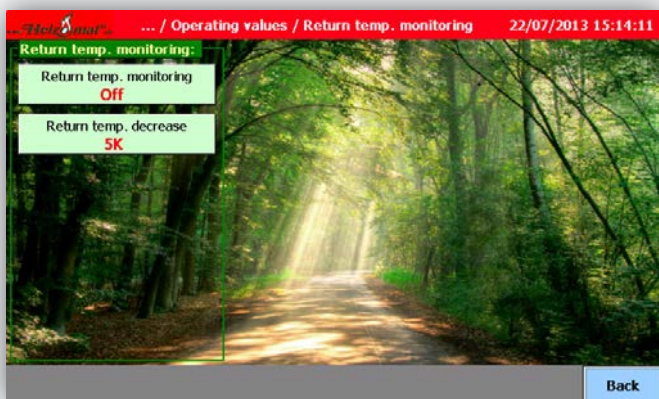
On: The pressure in the combustion chamber is monitored. If the vacuum in the combustion chamber is too low, the system switches to “error”!

6.3.8.2 Pressure control

Off: No pressure control of the combustion chamber

On: The pressure control controls the vacuum in the combustion chamber via the ue gas blower. If there is insufficient vacuum, the system switches to “error”!

6.3.9 Return temp. monitoring²



6.3.9.1 Return temp. monitoring

Off: Monitoring of the return temperature can here-with be switched off.

On: The return temperature is monitored in minute cycles. If an adjustable temperature decrease (see below) is exceeded, the control unit switches to load operation³.

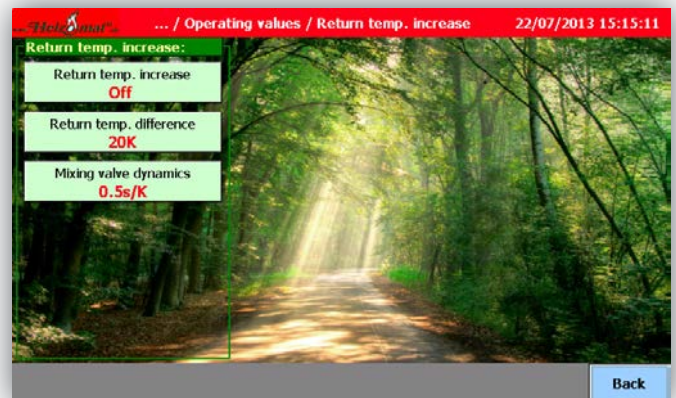
6.3.9.2 Return temp. decrease

Range: 1 - 30 kelvin

Set value: ca. 5 kelvin

If the return temperature falls within one minute by this value, the control unit switches to load operation⁴.

6.3.10 Return temp. increase⁵



6.3.10.1 Return temp. increase

Off: The return temp. increase is switched off. The mixing valve closes.

On: The return temperature is controlled via the mixing valve.

6.3.10.2 Return temp. difference

Range: 5 - 50 kelvin

Set value: ca. 20 kelvin

Desired return temperature difference to the set boiler temperature

The mixing valve is controlled according to this setting.

¹ depending on equipment
² depending on equipment

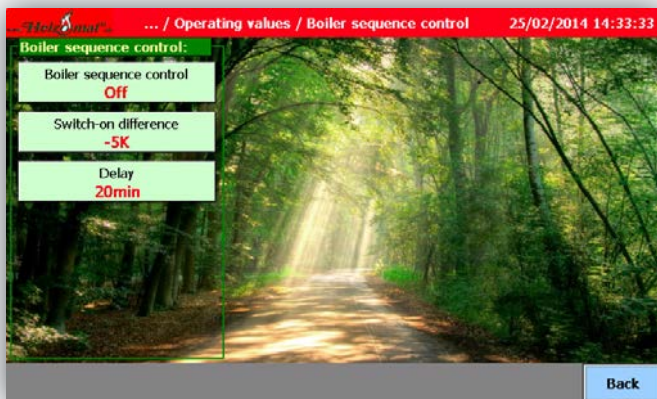
³ only if boiler temp. smaller than set temp. + spread
⁴ only if boiler temp. smaller than set temp. + spread
⁵ depending on equipment

6.3.10.3 Mixing valve dynamics

Range: 0,1 - 3,0 seconds/kelvin
Set value: ca. 0,5 seconds/kelvin

Factor for the time intervals which the mixing valve deals with in deviation. The higher the value, the longer the mixing valve opens/closes without interruption.

6.3.11 Boiler sequence control ¹



6.3.11.1 Boiler sequence control

- Off: Boiler sequence control is switched off. The secondary heat generator doesn't get a release signal.
- On: Boiler sequence control is switched on. The secondary heat generator gets a release signal if required.

6.3.11.2 Switch-on difference

Range: -15 - 0 kelvin
Set value: ca. -5 kelvin

Switch-on temperature difference to the set boiler temperature

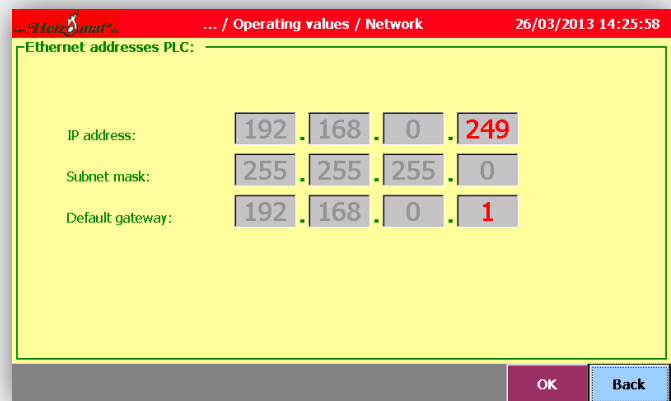
If the boiler temperature is below the set temperature by the value set here, the supplemental boiler will be switched on after the time set in **Delay**.

6.3.11.3 Delay

Range: 10 - 360 minutes
Set value: ca. 20 minutes

If the boiler temperature is below the set temperature by the value set in **Switch-on difference**, the supplemental boiler will be switched on after the time entered here.

6.3.12 Network



In this window the Ethernet addresses are set in the PLC (i.e. not those of the touch panel)!



The IP address of the PLC is preset to 192.168.0.249. If possible, do not change this setting, if your network allows it. A changed IP address results in an extension of the start process of the touch panel by approx. 1 minute.

Grey are blocked. Should your network make changes in such necessary then changes on a system level are required. Please contact your Heizomat dealer for this.

The Ethernet addresses of the touch panel are preset as follows:

IP address: 192.168.0.248

Subnet mask: 255.255.255.0

Default gateway: 192.168.0.1

The addresses can only be changed on a system level. Please also contact your Heizomat dealer for this.

¹ depending on equipment



After changing the settings and with "OK" the 'Please wait' window will appear. After successful address change on the side of the PLC you will automatically return to the "Operating values" window.



Due to technical reasons, control system errors (see section "4.1 System diagnostics indicator" on page 6) can not be reported by SMS. However, an e-mail is always possible.

IP address

Enter the IP address under which the PLC should be contactable in your network. The IP address must be unique within a network.



If you are using ModbusTCP, the address entered here is decisive. However, for remote access via Sm@rtServer the IP address of the touch panel must be used.

Subnet mask

Here the subnet mask must be entered for the network in which the display and PLC are located.

Default gateway

If the network is connected to another network via a router, then the address of the respective default gateway is to be entered into this field.

6.3.13 Alarm

You have the opportunity to transmit error messages via SMS and/or e-mail.



6.3.13.1 SMS¹

GSM terminal



There must be a functional SIM card in the GSM terminal!

The module has various LEDs for displaying the status. They are partially located below the upper cover of the housing.

The LED symbols in the following tables have the following significance:

Symbol				-
LED-status	OFF	ON (steady light)	Flashing	Not relevant

Display of the basic statuses of the module:


DIAG	Net-work	Con-nect	Signal Quality	Meaning
	-	-	-	Power OFF
	-	-	-	RUN without errors
	-	-	-	Startup (STOP → RUN) and other statuses, refer to the next table.
	-	-	-	Error

¹ depending on equipment

Display schemes for detailed module statuses:

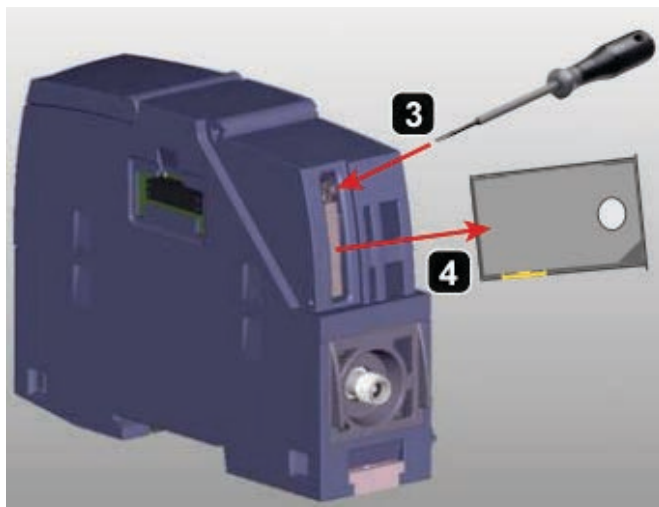
DIAG	Net-work	Con-nect	Signal Quality	Meaning
-	○	-	-	No connection to the GPRS service in the GSM network
●	●	○	-	Waiting for PIN (SIM card OK)
●	●	○	-	SIM card defective
●	●	○	-	Wrong PIN
●	○	○	○	Internal error: Station must be restarted
●	-	○	-	able
-	-	-	●	Good GSM network (-73 ... > -53 dBm)
-	-	-	●	Medium strength GSM network (-89 ... -75 dBm)
-	-	-	☀	Weak GSM network (-109 ... -91 dBm)
-	-	-	○	No GSM network (< -111 dBm)

Inserting the SIM card

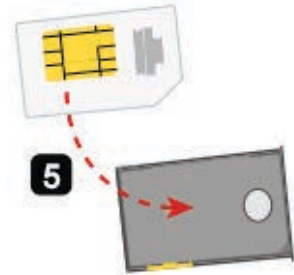


Do not insert or remove the SIM card while the CP is operating.

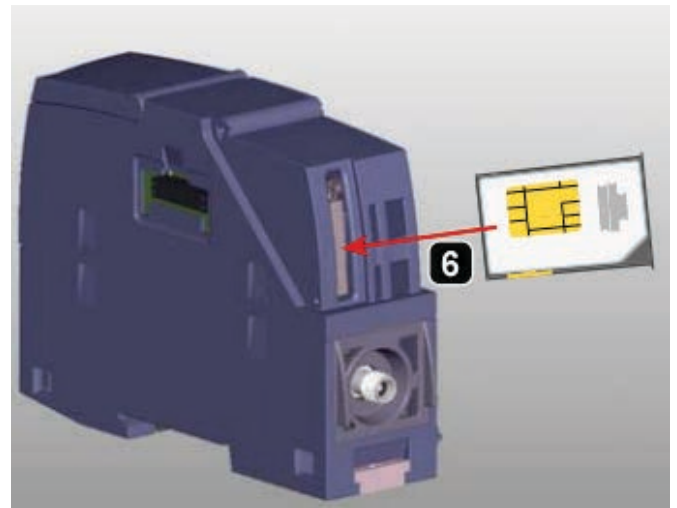
1. Turn off the power supply to the station..
2. Open the lower cover of the housing.



3. Release the slide for the SIM card on the bottom of the CP by gently pressing the release pin.
4. Remove the slide from the housing.

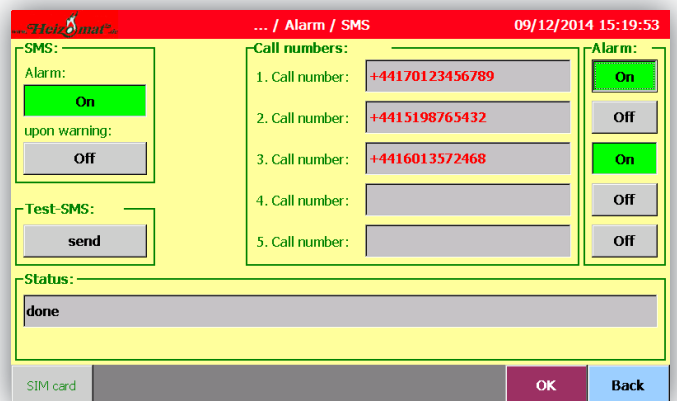


5. Insert the SIM card in the slide as illustrated.



6. Push the slide back into the housing, where it locks gently in place.
7. Turn on the power supply to the station.

SMS Alarm



SMS

Here you can set whether or not a SMS is to be sent in the case of an error. In the case of "Alarm: On" one minute after the occurrence of an error or fault a SMS is sent to the activated call number(s) with the system type, location and description as well as the error text. If you additionally activate "upon warning:" then warnings are also sent via SMS.



No liability is accepted for costs occurring due to the use of this function as well as the correct delivery of the SMS.

Test-SMS

Upon pressing the “send” button a test message is sent to the activated call number(s).



The button is only working when “Alarm” and at least one call number is activated.

Call numbers / Alarm

Enter the call numbers of up to five mobile phones which are to be notified in the case of an error here.



Instead of the ‘0’ the respective country code is to be entered. (For UK: „+44”) Otherwise no alarm acknowledgement is possible.

All activated participants in the ‘alarm’ field are alarmed in order.

You can change the order by pressing the text “X. call number” next to the call number to be moved. Arrow buttons are shown with which you can move the selected call number to the required position. You can leave the move mode by pressing the OK button shown.

As soon as an SMS was sent the recipient can acknowledge the alarm by sending a reply SMS with the content “ACK”. If the acknowledgment does not take place within five minutes then the next participant is alarmed. As soon as a participant acknowledges, or after alarming of the last participant, the alarm process is cancelled.

Status

Information regarding the current alarm status is shown in the status line.

SIM card



Settings are only required in this window upon the initial operation of the GSM terminal or after replacing the SIM card.

After changing the settings and with “OK” the ‘Please wait’ window will appear. After successful modem initialization you will automatically return to the “SMS alarm” window.

If this should not occur for any reason, please check the device condition of the modem via the LEDs and tables above.

PIN

The two fields “PIN” and “PIN repeat” are available for PIN entry. Enter the PIN of the SIM card in the GSM terminal into both fields.

Potentially incorrect PIN entries or configuration error of the GSM terminal are signalled in the status field.



After entering the PIN with “OK” the entered PIN is saved and the previous PIN is overwritten. Should the new PIN not match that of the SIM card entered then no SMS alarm will be available after restarting the system because the GSM terminal switches to “error”.

Provider

By pressing the list field you will receive a selection list of various German providers.

Set your own provider here (not just your own network operator). If, for example, you have an O2 contract via Debitel, then the O2 SMS exchange will naturally also work. However, potential free SMS included in your contract are only properly entered if you also use the Debitel SMS exchange for the O2 network.

Should your provider not be included in the list then you will have the option of manually adding the right SMSC call number by selecting "<Other>".

6.3.13.2 E-mail



For emailing, an e-mail account on a mail-server is required. Such an account is already set up as a Heizomat account (heizomat@heizoinfo.de). If no changes are made, this account is used for all emailing purposes! Heizomat assures that any information accumulated on the account, will not be shared with third-parties, nor used for advertising purposes or similar.

Should you desire to use a personal e-mail account, please let our service department assist you in adjusting the necessary settings. The given instructions and settings must be adhered to and recorded, as these settings cannot be automatically retrieved following a software update.



The SMTP-server (outgoing mail server) of your e-mail provider should support authenticated access via port 587!

Some providers also allow e-mail transmission via port 25. Access via this port is done without authentication and often unencrypted. That's why the use is not recommended. This port is locked by many providers to prevent spam.

According to the current state, the panel does not support e-mail transmission via port 465.

If necessary, you have to create a new e-mail account that supports e-mail transmission via port 587!



For e-mail alerts to work with a personal account, settings must be adjusted in the control panel of the touch-panel! Please contact your Heizomat dealer if you would like to use this function and have the following information from your e-mail provider ready:

- **Name of the SMTP server (outgoing mail server) you want to use for sending the e-mails**
- **Port number** (Preferably port 587 is used.)
- **Sender name which shall be displayed in the e-mail** (The indication of the sender name is not supported by all providers.)
- **E-mail address (e-mail account) you want to use for sending the e-mails**
- **Does the server require authentication?** (This is normally the case if the delivery is done via port 587.)
- **User name for the e-mail account** (In most cases, the e-mail address is also the user name.)
- **Password for the e-mail account**
- **Does the server require a secure connection (SSL/TLS encryption)?** (This is normally the case if the delivery is done via port 587.)


Usually the providers have this information available on their websites. You can also the information in the account adjustments of your e-mail software on your computer/laptop.

E-mail

Here you can set whether or not an e-mail is to be sent in the case of an error. In the case of “Alarm: On” one minute after the occurrence of an error or fault an e-mail is sent to the activated address(es) with the system type, location and description as well as the error text. If you additionally activate “upon warning:” then warnings are also sent via e-mail.

Test-e-mail

Upon pressing the “send” button a test message is sent to the activated address(es).



The button is only working when “Alarm” and at least one e-mail address is activated.


E-mail-addresses / Alarm

Enter the e-mail addresses of up to five persons who are to be notified in the case of an error here. All activated addresses in the “Alarm” field are alarmed at the same time.

6.3.14 Date & Time

6.3.14.1 Date & Time

Enter the current date or time into the respective fields and save the entries with the “Apply” button. The changed date/time should then appear in the top right of the title bar.



If you would also like to make changes to the time zone setting it is recommended that you do this before setting the date/time because the time zone setting changes the date/time setting again.

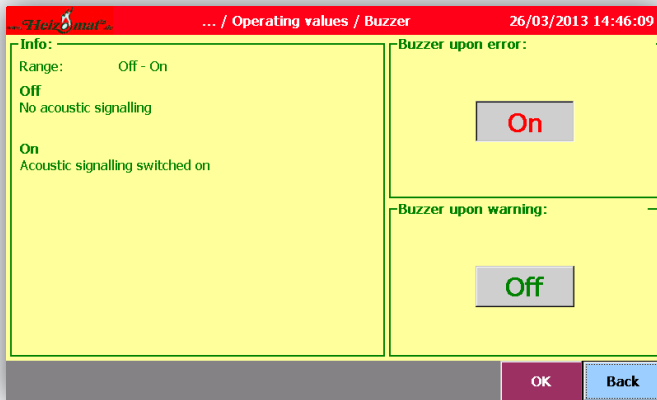
6.3.14.2 Time zone

If you would like an automatic time change to summer/winter time, activate the respective button.


Upon pressing the list field a dropdown list of all time zones is displayed. Select the time zone for your location here.

Save your changes with “Apply”. The newly calculated date/time should then appear in the top right of the title bar.

6.3.15 Buzzer



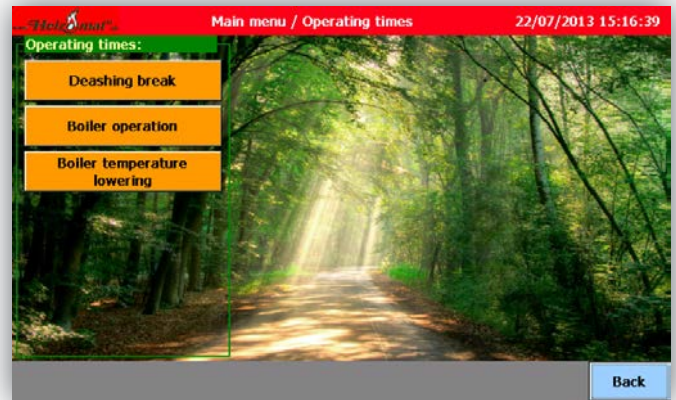
Here you have the opportunity to have errors/faults and/or warnings to be signalled acoustically, by activating the respective button.



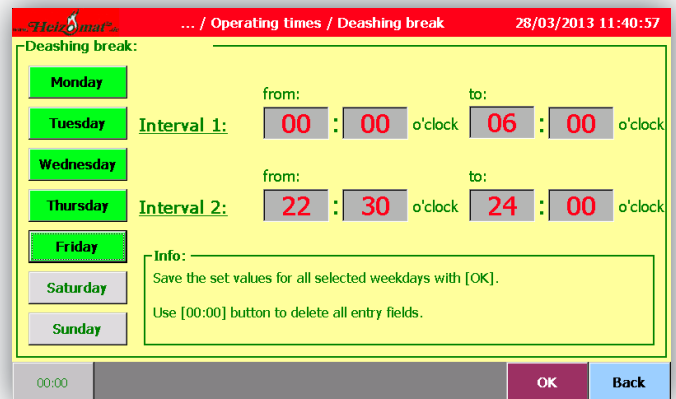
If the buzzer is active, the “Buzzer off” button is shown in the function menu of the basic window.

Generally, the buzzer falls silent upon accepting the error/warning. In a few exceptional circumstances, however, the buzzer remains active even after acceptance. The “Buzzer off” button can be used to silence it. The buzzer remains deactivated until there is no further error/warning.

6.4 Operating times




6.4.1 Deashing break



Upon opening the window, all days of the week are initially deactivated and the entry fields are empty. Then select a day of the week for which you would like to programme break times for the automatic ash discharger and register cleaning. It then searches for further days of the week with the settings of the selected day of the week. All days of the week with identical settings are then marked and the entry fields are filled with the programmed values.

Then adjust the time intervals.



If the deashing break is to go beyond midnight, there two intervals are required: Time period 1 from 00:00, time period 2 to 24:00

If no intervals are to be programmed then you have to set all set values to 00:00. The “00:00” button is intended for this.


If required, you can then mark further days of the week for which the new settings are to be valid or remove marked days of the week which are to keep their original settings.

You can then save the set time intervals for the selected days of the week with "OK".

6.4.2 Boiler operation

In this window you can define when and whether the system is to heat during operation alongside a solar heating system or similar.

You can programme the time intervals in the same way as the procedure described in the "Deashing break" section.



A high-performance, automatic ignition setup and a gas blower is absolutely required for this!

Frequent cooling down of the boiler system during the life cycle. We recommend a continuous, constant boiler temperature of 70 - 75 °C, even for preparing warm water.


The operation type must be set to "Boiler mode" to use this function.

6.4.3 Boiler temperature lowering¹

In this window, you can determine time intervals in which, for setting the boiler target temperature, instead of using the normal target value, the value stored in the **Lowered boiler temperature** parameter is used.

You can programme the time intervals in the same way as the procedure described in the "Deashing break" section.

6.5 Fuel



Dear customer, here you can adjust the control-unit to other fuels!

However, we emphatically point out that we can only guarantee the emission values with the correct use of fuel groups 4 and 5 as well as 6 and 7 according to 1.BimschV (German Emission Control Ordinance) in its current version.

Should you wish the settings for other fuels or want to carry them out yourself, the emission values for your Heizomat boiler can only be guaranteed if the fuel adheres to the EN M7133 standard (wood chip class G50/W30).

After changing the set values it is absolutely recommended to check the setting with your Heizomat dealer and to be tuned with an emissions measuring device.

Corresponding further information on fuel quality can be found in the manual for the Heizomat boiler.

In any case, we recommend that you contact your Heizomat dealer for fuel changes.

Main menu / Fuel
09/12/2014 16:10:25

Info:

Switch fuel
1. Select a fuel from the "Fuel selection" list field
2. Accept the fuel with [OK]

Add/copy fuel
1. Select the fuel to be copied from the "Fuel selection" list field
2. Press the [Add fuel] button
3. Press the input/output field in the "Save as" window
4. Using the on-screen keyboard, enter a name for the new fuel and confirm it with [OK]

Delete fuel
1. Select the fuel to be deleted from the "Fuel selection" list field
2. Press the [Delete fuel] button and confirm with [Yes]

Fuel selection:

Wood chips

Entry Name	Value
Load stages duration	10
Combustion cycle SB	8
Combustion cycle LS 1%	8
Combustion cycle LS 100%	8
Combustion break SB	15
Combustion break LS 1%	40
Combustion break LS 100%	30
Ash cycle SB	2
Ash cycle LS 1%	2
Ash cycle LS 100%	2
Ash break SB	1

Add fuel
Delete fuel
Save basic settings
Load basic settings
Load factory settings
OK
Back

The currently set fuel is shown in the "Fuel selection" list field. "Wood chips" is preset ex-factory. In the table below all fuel parameters are shown with the appropriate set value. Use the scroll bar on the edge of the table to check the current set values, if necessary.

¹ depending on equipment

6.5.1 Fuel selection

Upon pressing the list field, you will receive a dropdown list with all existing fuels. Select the required fuel from this list. Now the set values of the selected fuel appear in the table.

After confirming with "OK" the selected fuel is loaded into the control-unit.



It must be ensured that the selected fuel and the set values stored for it correspond to the actual material used!

DANGER OF OVERHEATING!

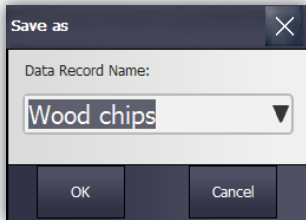
DANGER OF ACCIDENT!

6.5.2 Add fuel

First select the fuel from the "Fuel selection" list field for which the settings are to be used as a basis for the new fuel (e.g. "Wood chips").

Press the "Add fuel" button.

Then the "Save as" window is displayed:



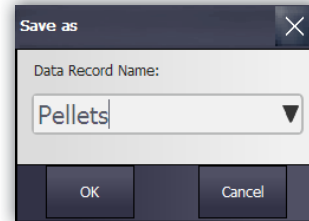
Then touch the fuel text with a grey background and enter the description for the new fuel (e.g. "Pellets").



Due to technical restrictions long fuel names can't be processed correctly. The name must therefore not be longer than 30 characters! If possible, the name should not exceed 20 characters, since otherwise it can't be displayed completely.



Avoid pressing the arrow button! If numerous fuels are already added they open a dropdown list of the existing fuels. If you mark a fuel in it, there is a danger that you will accidentally overwrite it!



Now press the "OK" button in the "Save as" window. The new fuel now has the set values of the original fuel (e.g. "Wood chips") added to it and appears in the "Fuel selection" list field.

After confirming with "OK" the new selected fuel is loaded into the control-unit.

Before you can operate the system with the new fuel the operating parameters must be adjusted to ensure the system runs reliably!

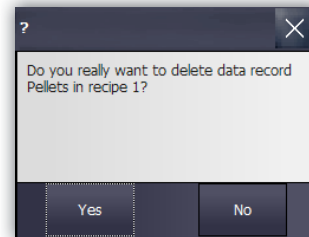


It is urgently recommended to have the settings implemented by an expert for an optimum operation of the system. Please contact your Heizomat representative in this regard.

6.5.3 Delete fuel

First select the fuel that you would like to remove, including the associated set values, from the "Fuel selection" list field and touch the "Delete fuel" button.

A safety query will appear:



If you answer "Yes" to the query the selected fuel is irrevocably deleted!

The “Fuel selection” list field is then empty. Before you can continue with “OK”, you have to select the required fuel from the list field.



If only one fuel is available then it cannot be deleted.

The same applies to fuels for which a factory setting dataset has been recorded in the installer area. In this case, you will receive a corresponding warning message.

6.5.4 Rename fuel

The renaming of a fuel occurs in two steps:

1. First select the fuel to be renamed from the “Fuel selection” list field and add a fuel with the new description.
2. Select the fuel with the original description from the “Fuel selection” list field and delete it.

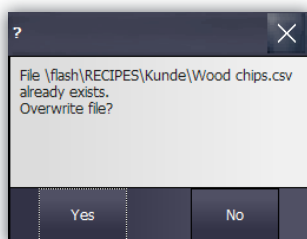
6.5.5 Save basic settings

If you have adjusted the operating parameters to your fuel and the system runs reliably, you can save the current settings. You will then have the opportunity at a later stage to switch back to these settings (see next section).



It is urgently recommended to have the settings implemented by an expert for an optimum operation of the system. Please contact your Heizomat representative in this regard.

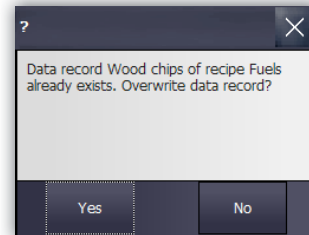
If there is already basic setting data available for the fuel, after touching the “Save basic settings” button the following safety query appears:



If you confirm “Yes” here then the current set values of the fuel selected in the “Fuel selection” list field are saved as basic values. Previously saved basic values are lost!

6.5.6 Load basic settings

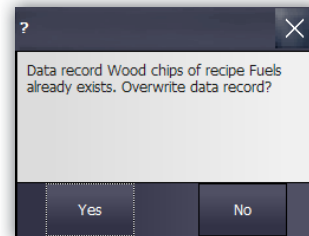
If basic setting data is available for the fuel shown in the “Fuel selection” list field, then a safety query appears after touching the “Load basic settings” button:



If you answer “Yes” to the query then all set values of the selected fuel are reset to the saved basic values (see previous section). The previous set values are lost!

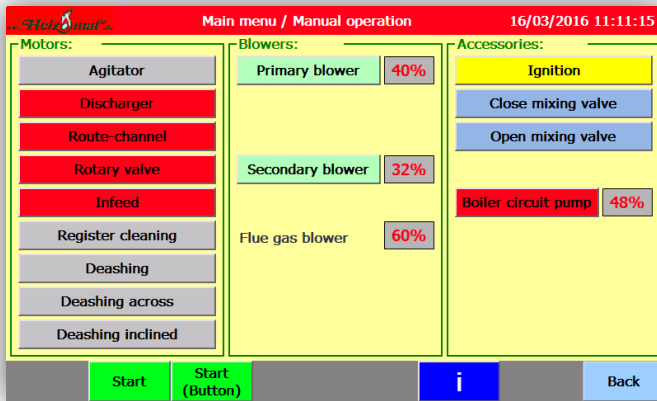
6.5.7 Load factory settings

If factory setting data is available for the fuel shown in the “Fuel selection” list field, then a safety query appears after touching the “Load factory settings” button:



If you answer “Yes” to the query then all set values of the selected fuel are reset to the factory setting data saved in the installer area. The previous set values are lost!

6.6 Manual operation



While the “Manual operation” window is open, normal operation is interrupted! Initially all systems are stopped, with exception to the

Normal operation will only be resumed after exiting the window through pressing the “Back” button!



Always close all openings of the system!

DANGER OF ACCIDENT!

Motors

By activating the button the respective motor is selected. To avoid blockages, associated in-feed or de-ashing motors, are automatically activated. Therefore, the discharger motor can only be operated together with in-feed and rotary valve. In case of a blockade of the rotary valve this can also be switched on only with the in-feed auger.

Blowers

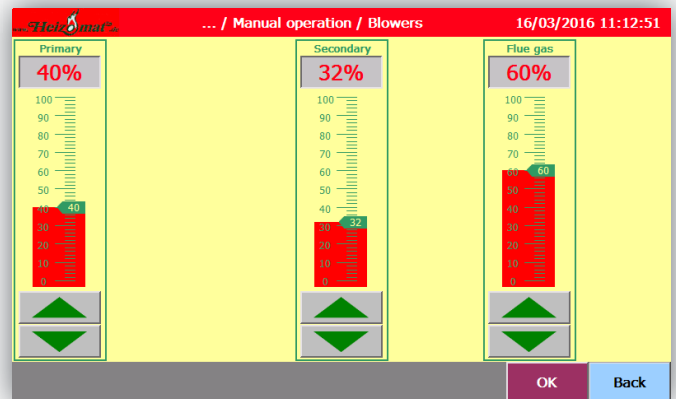
By activating the button the respective blower is selected.



For safety reasons, there is no button available for the gas blower. However, should the blower need to be switched off, this is possible through setting the performance value (see below) to 0%.

Next to the buttons there are output fields with the respective current performance values.

Upon touching the output fields the following window to set the blower performance opens:



The performance value is set to the required percentage using the arrow keys or through entering the value directly using the input-/output- fields. To confirm changes, press “OK”.

Accessories ¹

By activating the “Ignition” button, the ignition setup can also be operated outside the ignition process.

In the case of manual mixing valve operation the return temperature regulation/increase is interrupted and the mixing valve operates according to the activated button.

When a speed controlled pump is used for buffer charging, an output field for controlling the output appears beside the button for activating the pump. Here you can set the desired pump output similarly to the blowers (see above).

Start button

After pressing this button it is faded out and the “Stop” button appears. The selected systems now run until the “Stop” button is pressed.

¹ depending on equipment

Start button (push-button)

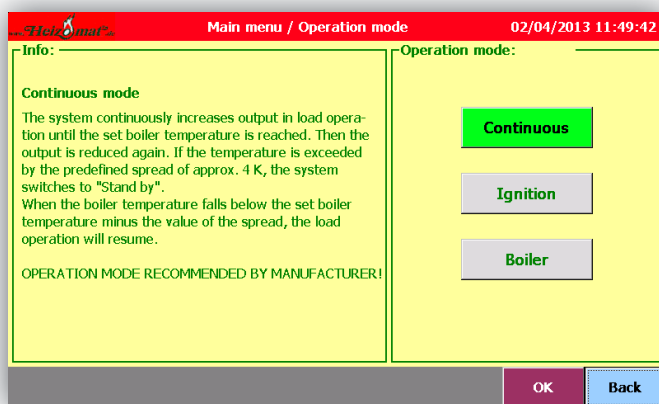
As long as this button is pressed, the selected systems will continue running.

i button

You can display the basic window with the i-button in order to check how the system is reacting to manual operation.

This is faded out again by pressing the i-button in the basic window.

6.7 Operation mode



The system can be operated in three different operation modes:

6.7.1 Continuous mode

The system increases the output until the target temperature has been reached. Upon reaching the target temperature, the output is reduced. Should the temperature still be exceeded by the pre-defined spread of approx. 4K, then it is switched to the *Stand by* operating condition until the target temperature falls below by the spread and the heat-up phase begins again.



Continuous operation is the manufacturer recommended operation type!



The “Boiler release” input is available in the controller box by the terminal block. By connecting an external, potential-free switch contact you have the opportunity to set the operating condition. By opening the contact you can switch the system to the “Stand by” operating condition. If necessary, the performance is reduced before-hand.



The “Stand by” operating condition created by the “Boiler release” input can only be escaped by closing the contact. The contact should therefore only be opened temporarily, as otherwise the boiler cools down too much.

Frequent cooling of the boiler system can significantly reduce the life cycle. We recommend a continuous, constant boiler temperature of 70-75 °C.

6.7.2 Ignition mode

The “Ignition mode” differs from the “Continuous mode”. It does not switch to the *Stand by* condition after exceeding the target temperature plus spread. Instead the fire in the combustion chamber is extinguished.

There must be another ignition before beginning a new heat-up phase. The Heizomat boiler system is equipped with an automatic ignition system therefore ¹. The glowbar is installed at the end of the stoker, respectively in the primary air jet(s).

¹ depending on equipment



In order to operate the system with an ignition setup, several points are to be observed:

A

Only use dry fuel (20-30% water content)!

After a longer operating phase it is absolutely necessary for the area around the glow-bar and the air pipe to be thoroughly cleaned, as ash and cinders can cover the glow-bar and therefore the high temperature of the glow-bar cannot reach the fuel.



Heating the system with a cold can only be carried out according to the included “Short instructions for boiler when both boiler and are cold”. A cold start of the system after a longer operation break must always take place by hand and never with the automatic ignition.



The “Boiler release” input is available in the controller box by the terminal block. By connecting an external, potential-free switch contact you have the opportunity to set the operating condition. By opening the contact you can switch the system to the “Ignition mode break” operating condition. If necessary, the performance is reduced before-hand.



In the “Ignition mode break” operating condition the is extinguished in the combustion chamber and the boiler cools down.

The “Ignition mode break” operating condition created by the “Boiler release” input can only be escaped by closing the contact.

Frequent cooling of the boiler system can significantly reduce the life cycle. We recommend a continuous, constant boiler temperature of 70-75 °C, even for preparing warm water.

6.7.3 Boiler mode

This operation type is effectively a time-controlled ignition mode. To use the function, respective time intervals have to be stored (see section “6.4 Operating times” on page 27).

Within the time intervals, the “Boiler mode” operating type is equated to the “Ignition mode” operating type. Outside the intervals, the system is switched to the “Boiler mode break” operating condition and the in the combustion chamber is extinguished.

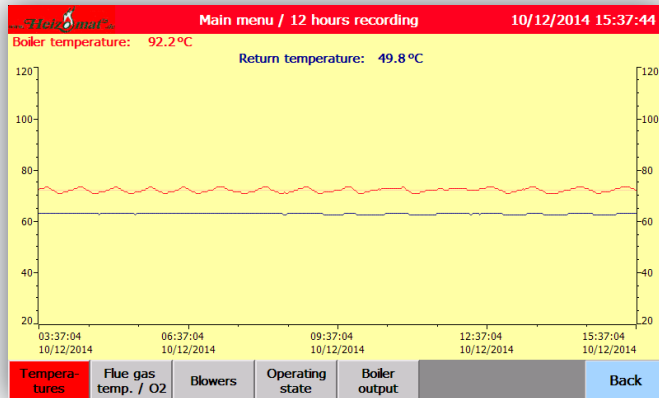


In the “Boiler mode break” operating condition the is extinguished in the combustion chamber and the boiler cools down.

Frequent cooling of the boiler system can significantly reduce the life cycle. We recommend a continuous, constant boiler temperature of 70-75 °C, even for preparing warm water.

6.8 12 hours recording

The control-unit permanently records the most important boiler data in the background. This allows recordings over the span of the last 12 hours to be viewed.



In the function menu you can choose between different diagrams:

Temperatures

This diagram shows boiler and return temperature(s)¹.

Flue gas temp. / O2

This diagram shows the process of the flue gas temperature and the residual oxygen. The scale for oxygen is on the left edge and that for the flue gas temperature is on the right.

Blowers

This diagram shows the blower values and the process of the vacuum².

Operating state

This diagram shows the different operating conditions of the system. The additional i-button shows the legend of the diagram.

Boiler output³

This diagram shows the process of the boiler output.

- 1 depending on equipment
- 2 depending on equipment
- 3 depending on equipment



Dotted lines identify target values.

The recording covers the last 12 hours. Older values are automatically overwritten.

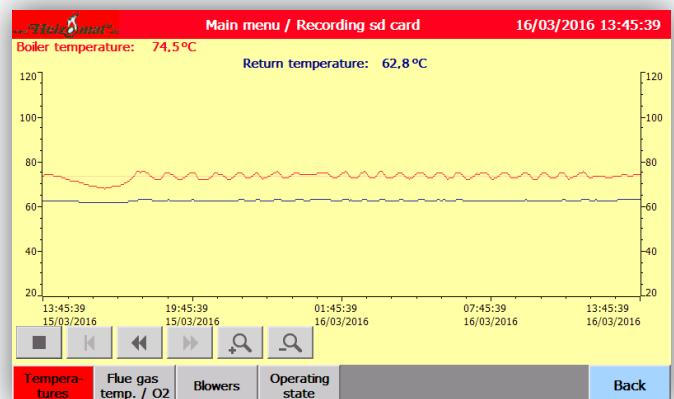
The 12 hours recording is not permanently stored, i.e. after restarting the system, recording will start anew!

6.9 Recording sd card

The control-unit permanently records the most important boiler data in the background on a SD-card. This allows recordings over the span of the last 5 months to be viewed.



The data saved on the card is very extensive. Hence, retrieving the data takes considerable time. It can take up to one minute to fully display the recorded diagrams.



By using the function menu, it is possible to choose from different diagrams (see section “6.8 12 hours recording”).

In the individual diagrams, the following navigation buttons are available:

Button	Function
	No function
	Skips forwards to the end of the recording
	Moves backwards half the width of the diagram
	Moves forwards half the width of the diagram
	Halves the time period displayed ("enlarge")
	Doubles the time period displayed ("reduce")

Dotted lines mark target values.

While the diagram is displayed, the recording process continues in the background. However, the displayed diagrams are not updated.

The recording spans over a maximum period of 5 months. Older data is automatically overwritten.

6.10 Reports

No.	Time	Date	Status	Text
Warning wA	201 07:48:53	24/07/2014	CG	Motor protection Deashing
Warning wA	201 07:48:51	24/07/2014	C	Motor protection Deashing
Interruption	101 07:43:28	04/07/2014	CG	Drop-in shaft
Interruption	101 07:43:15	04/07/2014	C	Drop-in shaft
Error	62 07:50:42	11/06/2014	CGA	Flue gas temperature did not rise
Error	62 13:59:43	10/06/2014	CG	Flue gas temperature did not rise
Error	62 13:59:38	10/06/2014	C	Flue gas temperature did not rise
Warning	400 13:59:38	21/05/2014	CG	Fill guard
Warning	400 13:49:39	21/05/2014	C	Fill guard
Warning	902 13:19:24	10/05/2014	CG	Caution: Residual oxygen is above 13%. Don't start exhaust measurin...
Warning	900 13:19:24	10/05/2014	CG	Maximum boiler temperature - Switch on consumers!
Warning	902 12:36:20	10/05/2014	C	Caution: Residual oxygen is above 13%. Don't start exhaust measurin...
Warning	900 12:36:20	10/05/2014	C	Maximum boiler temperature - Switch on consumers!
Warning	400 16:21:48	19/04/2014	CG	Fill guard
Warning	400 16:19:53	19/04/2014	C	Fill guard
Error	10 16:14:30	30/03/2014	CGA	Rotary valve blocked
Error	10 16:08:08	30/03/2014	CG	Rotary valve blocked
Warning	300 16:08:07	30/03/2014	CG	Blockade rotary valve
Error	10 16:08:06	30/03/2014	C	Rotary valve blocked
Warning	300 16:07:30	30/03/2014	C	Blockade rotary valve
Error	40 15:44:00	20/03/2014	CGA	Boiler overheated / sensor break

This window shows a history of the last occurring error messages with message type, time, date, condition and message text.

More information on message types can be found in the chapter "Error messages".

An alarm assumes various alarm states in Runtime. The alarm states are made up of the following events:

Coming (C): The condition for triggering an alarm is satisfied. The alarm is displayed.

Going (G): The condition for triggering an alarm is no longer satisfied. The alarm is no longer displayed.

Acknowledge (A): The operator acknowledges the alarm.

The following table shows the alarm states for alarms that do not have to be acknowledged:

Display	Status	Description
C	Coming	The condition for an alarm is satisfied.
CG	Going	The condition for an alarm is no longer satisfied.

The following table shows the alarm states for alarms that have to be acknowledged:

Display	Status	Description
C	Coming	The condition for an alarm is satisfied.
CG	Going, not acknowledged	The condition for an alarm is no longer satisfied. The operator has not acknowledged the alarm.
CGA	Going, subsequently acknowledged	The condition for an alarm is no longer satisfied. The operator has acknowledged the alarm after this time.
CA	Coming, acknowledged	The condition for an alarm is satisfied. The operator has acknowledged the alarm.
CAG	Going, but acknowledged	The condition for an alarm is no longer satisfied. The operator acknowledged the alarm while the condition was still satisfied.

Use the scroll bar to display older messages.

The number of saved messages is limited to 500. Older messages are automatically overwritten.

6.11 Operating hours

Motors:	Device/Accessories:	Operating conditions:
Discharger: 691 h	Device: 4321 h	Load operation: 1561 h
Rotary valve: 989 h	Ignition: 3 h	20 - 40 %: 610 h
Infeed: 989 h		40 - 60 %: 473 h
Deashing: 11 h		60 - 80 %: 285 h
Register cleaning: 3 h	Blowers:	80 - 100 %: 534 h
Deashing across: 18 h	Primary blower: 4276 h	Stand by: 771 h
	Secondary blower: 4277 h	
	Flue gas blower: 4287 h	

This window creates an overview of the accrued operating hours of the individual systems and of the dwell period in the various load areas.

In order to protect the **RAM** memory, the operating hours are only saved once a day at 06:00 a.m. In the case of powercuts, accrued times can be lost.

6.12 System

System:	Value
Process number:	VG-123456
Type:	HSK-RA 60
Location:	91710 Gunzenhausen
Designation:	Bloos
Software PLC:	PLC 01-01-16-08-42-00 A-01.17
Software HMI:	TP700 A-01.17

Process number

The process number, which is assigned to the system, is displayed in this field. The entry of the process number is done at the factory and is password-protected.

Type

The selection of the boiler type is password-protected and is set ex-factory.

Location

Enter the location of the system here.

Designation

This field serves to differentiate numerous systems in the same location. If necessary, you can enter a designation for the respective boiler here.

If you use the SMS or E-mail alarm function, the content of the type, location and designation appear in the header of the alarm message.

Software

The programme version for the control-unit (PLC) and touch panel (HMI) are permanently stored in the two software fields.

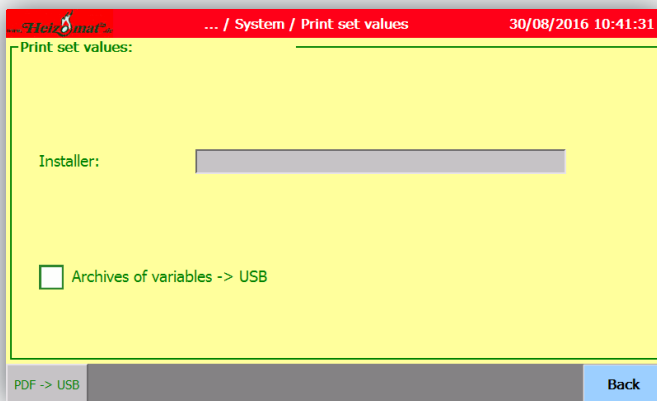
6.12.1 Software components

The "Software components" button additionally provides information about the version of runtime software used. This information could be significant in the case of a service.

6.12.2 Print set values


This button is meant for factory customer services to save the boiler setting data and the archives of variables. Data is stored on USB memory stick in a PDF respectively CSV file. Naturally, you can also use this function to save your settings and, if necessary, later print them.

After pressing the button the following window appears:



Here the name of the service engineer is entered. It must consist of at least 2 characters. In addition to the boiler settings, the archives of variables will be saved, if the option “Archives of variables -> USB” is activated.

If a USB memory stick is connected, the save process begins after pressing the “PDF -> USB” button. The “Please wait ...” window is displayed until the process is completed.



To save the boiler settings data, the process number, which is assigned to the system, is required. If an earlier software version was primarily installed on your touch panel, the process number can not be determined automatically. In this case, an input appears into which the six-digit number is to be entered via screen keyboard.

After completion of the saving process, you can remove the stick. There is now a PDF file on this with the current boiler setting data in the following format:

„VG-ProcessNumber__DD_MM_YYYY__hh_mm_ss.pdf”

To view this file you require a PDF-viewer (e.g. „Adobe Reader”).

If the option “Archives of variables -> USB” was activated, the USB stick will also contain several CSV-files. With these files, all changes of the settings can be retraced with date and time.

A CSV-file can be opened by a spreadsheet software like “Microsoft Excel” or “OpenOffice Calc”.

6.13 Function menu



6.13.1 Installer

This area is intended for the factory customer service and is protected by an access code!

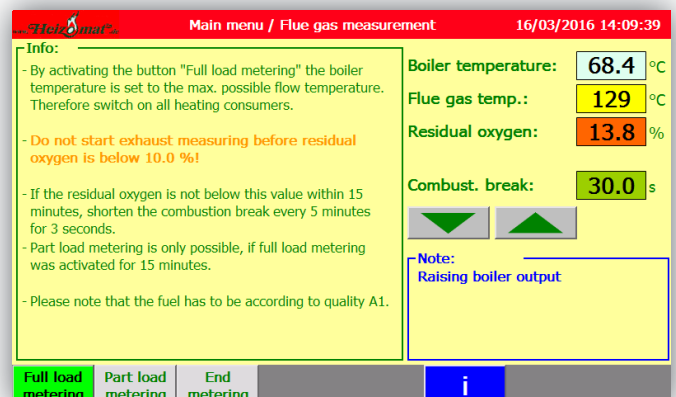


6.13.2 Language

The language of the display texts can be switched depending on the use location.

6.13.3 Chimney sweep

Upon pressing this button, the “Flue gas measurement” window opens to complete the flue gas measurement through an authorised person.



Please pay close attention to the directions in the information box to the left of the screen.

Choose the necessary performance level for measuring (Full load / Part load metering) from the function menu at the bottom of the screen.

After selecting “Full load metering”, the boiler’s target temperature will be set to the maximum possible value. Additionally, the deashing and the register cleaning¹ is stopped. This ensures for the emissions metering that the system is in load operation and a de-ashing process does not bias the metering result.

A message will automatically be displayed on the screen, which refers to the increased target temperature and the heat distribution requirements. Sufficient heat consumption must be activated, in order to prevent the target temperature from being reached very quickly and the system switching to the *Stand-by* operating mode. It is possible that a further message will show, that the remaining oxygen content is out-with the suitable range.

On the right-hand side of the window the most important boiler data is shown, in regards to the testing. Should the remaining oxygen content be too high in the exhaust fumes, it is possible to reduce the combustion break through using the arrow keys.

Please pay close attention to the “Note” field as it displays useful information for successfully measuring exhaust gases.

Using the “i” button, one can temporarily switch to the basic window to view more detailed information regarding the system’s operating condition.

As long as the chimney-sweep mode is activated, the “Back” button will be hidden. Press the “End metering” button to confirm termination of the chimney-sweep mode. Subsequently, the “Back” button will appear again, with which you will be able to return to the main menu.

6.13.4 Sm@rtServer

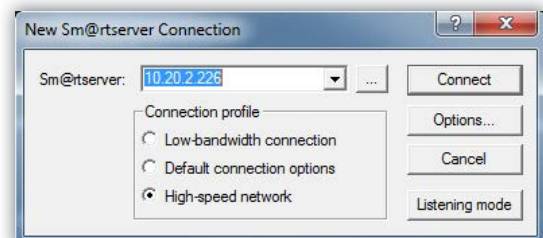
An unlicensed version of the Sm@rtServer is installed on the touch panel. Activate or deactivate this function with the button of the same name. The Sm@rtServer allows the remote observation of your system via Ethernet or via the intranet/internet. In this, the current window of the touch panel is shown on your PC/laptop or smartphone.



To use this function, you require a VNC-viewer on your computer/notebook or smartphone. On the internet you can find further information about such programs. Alternatively, your Heizomat dealer can provide you the program „SmartClient”.

The following description refers to the use of the program “SmartClient”. The operation of other VNC-viewers can slightly differ.

Start the VNC-viewer and establish a connection to the touch panel by entering its IP-address and then click “Connect”.



Now you are asked to enter a password:

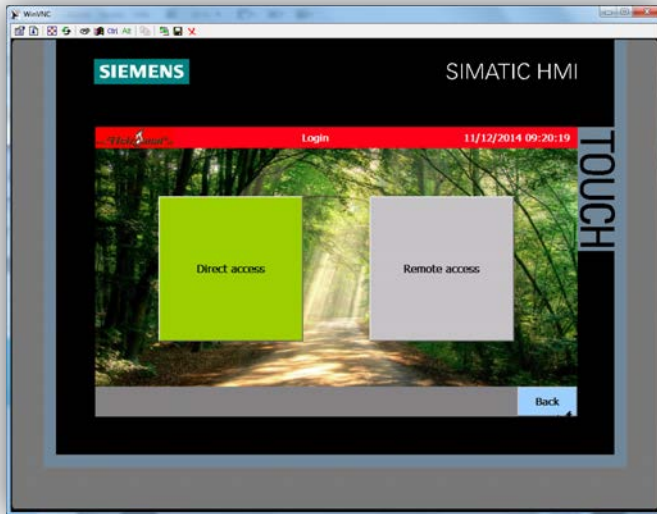


Enter “heizomat” and click “OK”.

The connection is now established and the current window of the touch panel is displayed.

¹ depending on equipment

Open the login window by pressing the button „Main menu” in the basic window (see also chapter “5 Login” on page 9).



Select “Remote access” to navigate through the menus via VNC-viewer and check in this way settings, operating condition, messages etc. from a distance.



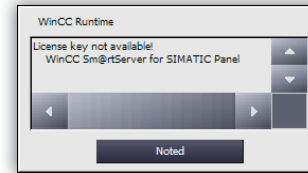
Via remote access it is possible to change the boiler temperature set point. All the other parameters are locked for security reasons.



If “Direct access” is selected, the VNC-connection will be disconnected! After 3 minutes it’s possible to log in again.
If you deactivate the Sm@rtServer in the function menu, which is only possible on-site, the VNC-connection will also be disconnected. Repeated remote access isn’t possible anymore!

Licence

The installed version of the Sm@rtServer is not licensed. That is why the following message is displayed every few minutes:



By pressing the “Noted” button the message can be faded out.



The continuously recurring message window prevents the screensaver mode. It is therefore recommended to only use the Sm@rtServer temporarily.

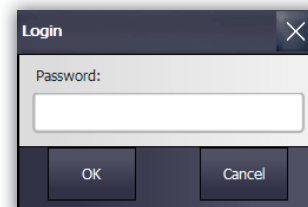
Following deactivation of the Sm@rtServer, the message window remains active until a system restart takes place!

If a continuous activation is required, you have the opportunity to acquire a payable licence. Please contact your Heizomat dealer in this regard.

6.13.5 Password protection

To prevent unauthorized access to the system you have the possibility to protect it by a password. Just press the key- button.

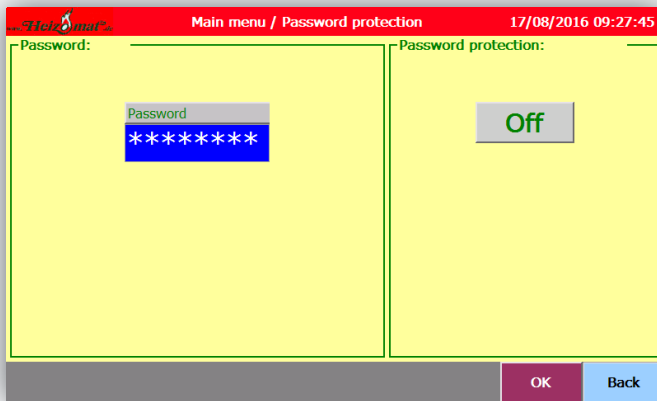
Even when the password protection is deactivated, this button is protected:



Please enter your password and press “OK”.



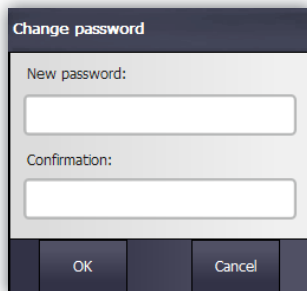
Now you get to the window “Password protection”:



6.13.5.1 Password

Touch the upper edge of the blue box to change the password.

Following window shows up:



Enter your new password and repeat it in the field “Confirmation”.

When you press “OK” the old password is deleted and the new one is valid.

6.13.5.2 Password protection

With this button you activate or deactivate the password protection for the system. If it is activated, you have to enter the password to exit the basic window.



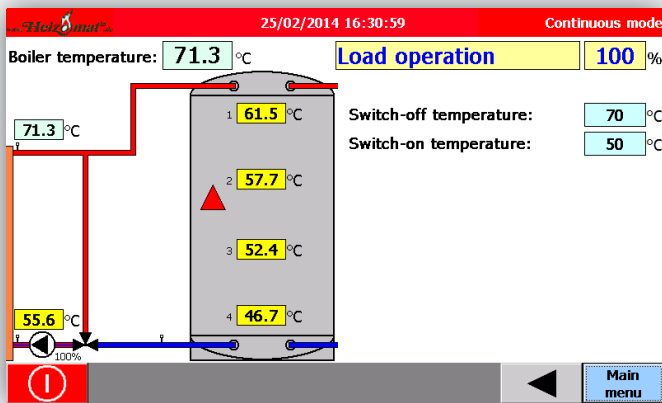
The password protection only prevents from leaving the basic window!

Please make always sure, that you get back to the basic window before you leave the plant, to prevent unauthorized access. After getting back to the basic window it takes 5 minutes until the password protection will be activated!

7 Buffer management¹

7.1 Basic window Buffer



In the basic window of the buffer management the current state of the buffer tank is shown:



Depending on equipment, temperatures of up to eight sensors are displayed.

You count the sensors from the top to the bottom.

Symbols on the left side of the buffer indicate the operating condition:

-  The buffer is being charged.
-  The buffer is being discharged.

When the boiler circuit pump is running, the pump icon is animated. Should the pump be speed controlled, the output percentage is shown beside the icon.

If the option Sm@rtServer (see section “6.13.4 Sm@rt-Server” on page 38) is deactivated, you get directly into the main menu of the buffer management, by pressing the button or touching the buffer tank (see section “7.2 Main menu Buffer”).

If the Sm@rtServer is activated, the login window will pop up first (see chapter “5 Login” on page 9).

7.1.1 Emergency stop button



The emergency stop button has the same function as it has in the basic window of the boiler settings: The system switches to *Maintenance with FGB* and the ue gas blower stays on the highest level. In order to avoid backfire, the stoker is idled for an adjustable period of time (see section “6.3.7 Stoker emptying” on page 19).

If you press the button again, then the system switches to *Maintenance*. With the exception of the boiler circuit pump, all systems are stopped in this operating condition (even th ue gas blower)!

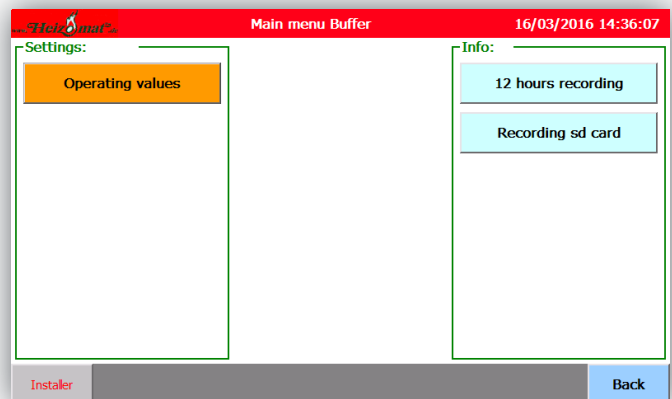
7.1.2 Boiler button



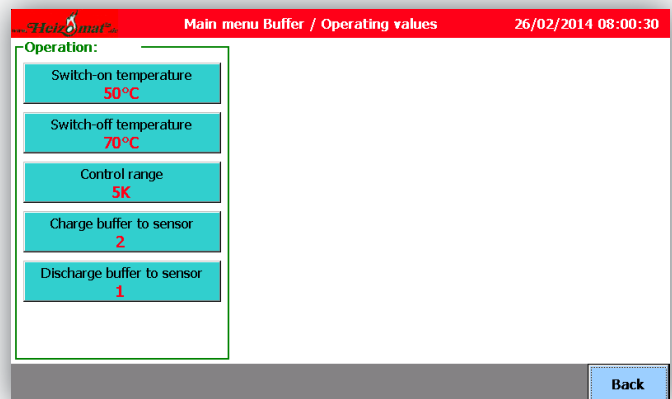
By touching this button you get back into the basic window of the boiler settings (see chapter 4 on page 6)

7.2 Main menu Buffer

The following menu items can be selected:



7.2.1 Operating values



¹ depending on equipment

7.2.1.1 Switch-on temperature

Range: 40 - 95 °C¹
Set value: ca. 63 °C

Switch-on temperature for buffer charging

When the temperature at the sensor set in **Discharge buffer to sensor** falls below the value set here, buffer charging is switched on.

Example:

- Discharge buffer to sensor 2
- Switch-on temperature 60°C

If the temperature at sensor 2 falls below 60°C, the buffer will be charged, i.e. the boiler circuit pump will be switched on resp. runs at full speed.

7.2.1.2 Switch-off temperature

Range: 60 - 95 °C²
Set value: ca. 70 °C

Switch-off temperature for buffer charging

When all buffer sensors set in **Charge buffer to sensor** have reached this temperature, buffer charging is switched off.

7.2.1.3 Control range

Range: 1 - 30 kelvin
Set value: ca. 15 kelvin

Control range of the boiler-circuit pump

The output for the variable-speed pump is regulated linearly within the control range between 0 and 10V.

If the temperature of the sensor set in **Discharge buffer to sensor** falls below the **Switch-on temperature**, the pump increases rpm continuously with increasing difference to the **Switch-on temperature**.

The pump will start to reduce rpm, when the temperature of the coldest sensor in the active area³ reaches the control range below the **Switch-off temperature**.

The pump will be stopped, when all sensors in the active area⁴ have reached the **Switch-off temperature**.

7.2.1.4 Charge buffer to sensor

Range: 1 - 8⁵
Set value: Depending on heat source and heat demand

Buffer charging to sensor

The buffer is only charged to the sensor set here. This gives the opportunity to use the buffer tank for a second heat source.

7.2.1.5 Discharge buffer to sensor

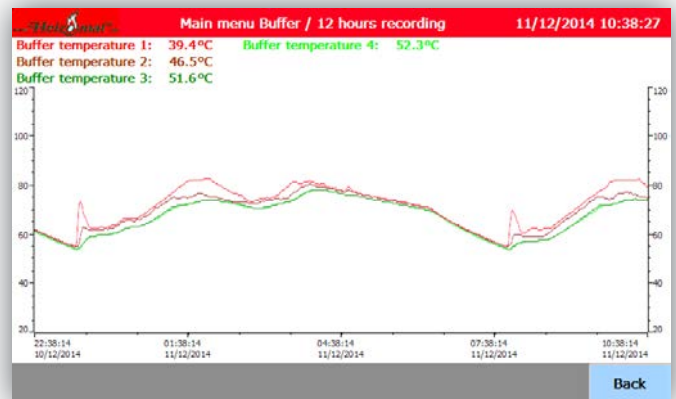
Range: 1 - 3
Set value: Depending on heat source and heat demand

Buffer discharging to sensor

The buffer is only discharged to the sensor set here.

7.2.2 12 hours recording

The control-unit permanently records the temperatures of the buffer sensors in the background. This allows recordings over the span of the last 12 hours to be viewed.



The recording covers the last 12 hours. Older values are automatically overwritten.

The 12-hours recording is not permanently stored, i.e. after a system restart, the recording begins anew!

¹ Standard range; higher temperature depending on equipment

² Standard range; higher temperature depending on equipment

³ the sensors set in **Charge buffer to sensor**

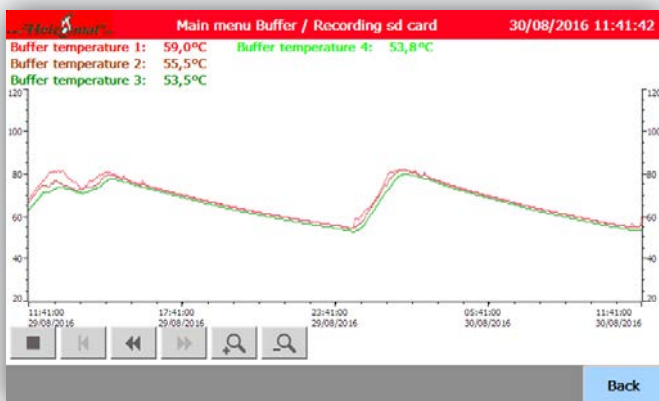
⁴ the sensors set in **Charge buffer to sensor**

⁵ depending on equipment

7.2.3 Recording sd card

The control-unit permanently records the temperatures of the buffer sensors in the background. This allows recordings over the span of the last 5 months to be viewed.

The data saved on the card is very extensive. Hence, retrieving the data takes considerable time. It can take up to one minute to fully display the recorded diagrams.



Following navigation buttons are available:

Button	Function
	No function
	Skips forwards to the end of the recording
	Moves backwards half the width of the diagram
	Moves forwards half the width of the diagram
	Halves the time period displayed ("enlarge")
	Doubles the time period displayed ("reduce")

While the diagram is displayed, the recording process continues in the background. However, the displayed diagrams are not updated.

The recording spans over a maximum period of 5 months. Older data is automatically overwritten.

7.2.4 Installer

This area is intended for the factory customer service and is protected by an access code!

8 Modbus TCP

A Modbus TCP server runs on your control-unit as standard. This serves for the remote monitoring of the system to incorporate the system into the building control.

A so-called Modbus TCP client is required on the client side for access. The access occurs via port 502.

All important condition parameters can be read out via the 'Read holding registers' function (function code 03).

The boiler target temperature can be changed via the 'Write single register' function (function code 06).

The data is updated every 10 seconds on the server side.

Overview of the registers and supported function codes:

Function code	Address	Register content																
03	00000	Errors 1																
		Bit	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
			Boiler overheated / sensor break	Water shortage	Safety thermostat	Rotary valve blocked	Mot. protect. Deashing inclined	Mot. protect. Deashing across	Mot. protect. Deashing	Mot. protect. Register cleaning	Mot. protect. Infeed	Mot. protect. Rotary valve	Mot. protect. Route-channel	Mot. protect. Discharger				
03	00001	Errors 2																
		Bit	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
			Gate valve not closed	Gate valve not open	Flue gas blower 2: Timeout RS485	Flue gas blower 2: Error	Gate valve not open or not closed	Residual oxygen too low	Contactator infeed hanging	External error	Ash bin full	Ash drop-in shaft	Flue gas temperature did not rise	Fill guard	Not ignited	Flue gas blower 1: Timeout RS485	Flue gas blower 1: Error	Boiler too cold / sensor short circuit
03	00002	Malfunctions																
		Bit	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
															Vacuum too low	Silo hatch	Drop-in shaft	Door switch

Function code	Address	Register content																
03	00003	Warnings																
		Bit	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
			Mot. protect. Deashing inclined	Mot. protect. Deashing across	Mot. protect. Register cleaning	Boiler temperature not reached	Agitator overload	External warning	Ash bin full	Ash drop-in shaft				Fill guard	Check return temp. sensor	Check return temp. sensor mixing valve	Check ue gas sensor	Cover open
03	00004	Warnings with compulsory acknowledgement																
		Bit	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
																Mot. protect. Deashing inclined	Mot. protect. Deashing across	Mot. protect. Deashing
03	00005	Blower warnings (Primary 1, Primary 2)																
		Bit	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
						Primary blower 2: Error	Primary blower 2: Timeout RS485	FC primary blower 2: Motor current over limit	FC primary blower 2: Motor overload	FC primary blower 2: Converter overload					Primary blower: Error	Primary blower: Timeout RS485	FC primary blower: Motor current over limit	FC primary blower: Motor overload

Function code	Address	Register content																
03	00006	Blower warnings (Primary 3, Secondary 1)																
		Bit	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
						Secondary blower: Error	Secondary blower: Timeout RS485	FC secondary blower: Motor current over limit	FC secondary blower: Motor overload	FC secondary blower: Converter overload					Primary blower 3: Error	Primary blower 3: Timeout RS485	FC primary blower 3: Motor current over limit	FC primary blower 3: Motor overload
03	00007	Blower warnings (Secondary 2, Flue gas blower)																
		Bit	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
						Flue gas blower: Error	Flue gas blower: Timeout RS485	Flue gas blower: Motor current over limit	Flue gas blower: Motor overload	Flue gas blower: Converter overload					Secondary blower 2: Error	Secondary blower 2: Timeout RS485	FC secondary blower 2: Motor current over limit	FC secondary blower 2: Motor overload
03	00008	Wert	Operation mode															
		0	Maintenance															
		1	Continuous mode															
		2	Ignition mode															
		3	Boiler mode															
		4	Maintenance with FGB															

Function code	Address	Register content	
03	00009	Wert	Operating condition
		0	Maintenance
		1	Start
		2	End start
		10	Manual ignition
		12	Ignition start
		13	Ignition infeed
		14	Pre-heating
		15	Ignition process
		16	ignited
		17	not ignited
		20	Firebed forming
		30	Load operation
		38	Part load
		39	Full load
		40	Stand by
		41	SB ID fan advance
		42	SB cycle
		43	Blower lag
		44	Blower lag FGT
50	Ignition mode Break		
60	Boiler mode Break		
101	Maintenance with FGB		
03	00010	Output load operation in %	
03	00011	Boiler temperature in °C	
03	00012	Flue gas temperature in °C	
03	00013	Return temperature in °C	
03	00014	Return temperature mixing valve in °C	
03	00015	Residual oxygen in %	
03	00016	Performance primary blower 1 in %	
03	00017	Performance primary blower 2 in %	
03	00018	Performance primary blower 3 in %	
03	00019	Performance secondary blower 1 in %	
03	00020	Performance secondary blower 2 in %	
03	00021	Performance flue gas blower 1 in %	
03	00022	Vacuum in Pa	
03	00023	Infeed cycle in sec	
03	00024	Infeed break in sec	
03	00025	Deashing cycle in sec	
03	00026	Deashing break in min	
03	00027	Register cleaning cycle in sec	
03	00028	Register cleaning break in min	
03	00029	Performance flue gas blower 2 in %	

Function code	Address	Register content																
03	00030	Blower warnings (Flue gas blower 2)																
		Bit	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
															Flue gas blower 2: Error	Flue gas blower 2: Timeout RS485	Flue gas blower 2: Motor current over limit	Flue gas blower 2: Motor overload
03	00031	Errors 3																
		Bit	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
										Secondary blower 2: Error	Secondary blower: Error	Primary blower 3: Error	Primary blower 2: Error	Primary blower: Error	Silo hatch	Drop-in shaft		
03 / 06	00040	Set boiler temperature in °C																
03	00050	Boiler circuit pump performance in %																
03	00051	Number of buffer sensors																
03	00052	Buffer temperature 1 (top) in °C																
03	00053	Buffer temperature 2 in °C																
03	00054	Buffer temperature 3 in °C																
03	00055	Buffer temperature 4 in °C																
03	00056	Buffer temperature 5 in °C																
03	00057	Buffer temperature 6 in °C																
03	00058	Buffer temperature 7 in °C																
03	00059	Buffer temperature 8 in °C																

9 Basic settings

9.1 Systems up to 100 kW

The information in the tables are guidelines and can change depending on fuel an ue draught!

		Wood chips							
		Boiler output		<= 60 kW		75 - 100 kW			
		16	7,8	rpm	16	7,8	rpm		
Load operation	Material	Duration	10	10	min	10	10	min	
		Combustion cycle SB	8	8	s	8	8	s	
		Combustion cycle LS 1%	8	8	s	8	8	s	
		Combustion cycle LS 100%	8	8	s	8	8	s	
		Combustion break SB	20	15	min	20	15	min	
		Combustion break LS 1%	70	40	s	55	40	s	
		Combustion break LS 100%	45	30	s	35	20	s	
	Deashing	Ash cycle SB	2	2	s	2	2	s	
		Ash cycle LS 1%	2	2	s	2	2	s	
		Ash cycle LS 100%	2	2	s	2	2	s	
		Ash break SB	1	1	h	1	1	h	
		Ash break LS 1%	15	15	min	15	15	min	
		Ash break LS 100%	10	10	min	10	10	min	
	Blowers	Primary blower SB	10	10	%	10	10	%	
		Primary blower LS 1%	20	20	%	20	20	%	
		Primary blower LS 100%	30	30	%	30	30	%	
		Secondary blower SB	20	20	%	20	20	%	
		Secondary blower LS 1%	20	20	%	20	20	%	
		Secondary blower LS 100%	30	30	%	30	30	%	
		Flue gas blower SB	30	30	%	30	30	%	
		Flue gas blower LS 1%	40	40	%	30	30	%	
		Flue gas blower LS 100%	60	60	%	60	60	%	
	Register	Register cycle SB	3	3	s	3	3	s	
		Register cycle LS 1%	3	3	s	3	3	s	
		Register cycle LS 100%	3	3	s	3	3	s	
		Register break SB	6	6	h	6	6	h	
		Register break LS 1%	90	90	min	90	90	min	
	Vacuum	Vacuum SB	20	20	Pa	20	20	Pa	
		Vacuum LS 1%	25	25	Pa	25	25	Pa	
		Vacuum LS 100%	40	40	Pa	40	40	Pa	
	Firedbed forming	Material	Duration FF	10	10	min	10	10	min
			Combustion cycle FF 1%	8	8	s	8	8	s
			Combustion cycle FF 100%	8	8	s	8	8	s
			Combustion break FF 1%	70	50	s	60	40	s
		Deashing	Combustion break FF 100%	40	40	s	35	30	s
			Ash cycle FF 1%	2	2	s	2	2	s
			Ash cycle FF 100%	2	2	s	2	2	s
Ash break FF 1%			4	4	min	4	4	min	
Blowers		Ash break FF 100%	4	4	min	4	4	min	
		Primary blower FF 1%	30	30	%	30	30	%	
		Primary blower FF 100%	30	30	%	30	30	%	
		Secondary blower FF 1%	10	10	%	10	10	%	
		Secondary blower FF 100%	20	20	%	20	20	%	
		Flue gas blower FF 1%	30	30	%	30	30	%	
Vac.		Flue gas blower FF 100%	40	40	%	40	40	%	
		Vacuum FF 1%	20	20	Pa	20	20	Pa	
		Vacuum FF 100%	25	25	Pa	25	25	Pa	
Ignition	Material / General	Temperature rise	5	5	K	5	5	K	
		Limit temperature	90	90	°C	90	90	°C	
		Ignition duration	20	20	min	20	20	min	
		Pulse count	2	2		2	2		
		Pre-heating	4	4	min	4	4	min	
		Ignition infeed	35	50	s	35	50	s	
	Blowers	Supply cycle	3	3	s	3	3	s	
		Primary blower low	25	25	%	25	25	%	
		Primary blower high 1	40	40	%	40	40	%	
		Primary blower high 2	50	50	%	50	50	%	
		Secondary blower	5	5	%	5	5	%	
		Flue gas blower	50	50	%	50	50	%	

		Pellets							
		Boiler output		<= 60 kW		75 - 100 kW			
		16	7,8	rpm	16	7,8	rpm		
Load operation	Material	Duration	10	10	min	10	10	min	
		Combustion cycle SB	5	6	s	5	6	s	
		Combustion cycle LS 1%	5	6	s	5	6	s	
		Combustion cycle LS 100%	5	6	s	5	6	s	
		Combustion break SB	30	20	min	30	20	min	
		Combustion break LS 1%	90	70	s	80	60	s	
		Combustion break LS 100%	60	60	s	50	50	s	
	Deashing	Ash cycle SB	2	2	s	2	2	s	
		Ash cycle LS 1%	2	2	s	2	2	s	
		Ash cycle LS 100%	2	2	s	2	2	s	
		Ash break SB	1	1	h	1	1	h	
		Ash break LS 1%	25	25	min	25	25	min	
		Ash break LS 100%	15	15	min	15	15	min	
	Blowers	Primary blower SB	15	15	%	15	15	%	
		Primary blower LS 1%	20	20	%	20	20	%	
		Primary blower LS 100%	30	30	%	30	30	%	
		Secondary blower SB	20	20	%	20	20	%	
		Secondary blower LS 1%	20	20	%	20	20	%	
		Secondary blower LS 100%	30	30	%	30	30	%	
		Flue gas blower SB	30	30	%	30	30	%	
		Flue gas blower LS 1%	40	40	%	40	40	%	
		Flue gas blower LS 100%	60	60	%	60	60	%	
	Register	Register cycle SB	3	3	s	3	3	s	
		Register cycle LS 1%	3	3	s	3	3	s	
		Register cycle LS 100%	3	3	s	3	3	s	
		Register break SB	6	6	h	6	6	h	
		Register break LS 1%	90	90	min	90	90	min	
	Vacuum	Vacuum SB	20	20	Pa	20	20	Pa	
		Vacuum LS 1%	25	25	Pa	25	25	Pa	
		Vacuum LS 100%	40	40	Pa	40	40	Pa	
	Firedbed forming	Material	Duration FF	10	10	min	10	10	min
			Combustion cycle FF 1%	5	6	s	5	6	s
			Combustion cycle FF 100%	5	6	s	5	6	s
			Combustion break FF 1%	80	60	s	70	50	s
		Deashing	Combustion break FF 100%	60	50	s	50	40	s
			Ash cycle FF 1%	2	2	s	2	2	s
			Ash cycle FF 100%	2	2	s	2	2	s
Ash break FF 1%			4	4	min	4	4	min	
Blowers		Ash break FF 100%	4	4	min	4	4	min	
		Primary blower FF 1%	30	30	%	30	30	%	
		Primary blower FF 100%	30	30	%	30	30	%	
		Secondary blower FF 1%	10	10	%	10	10	%	
		Secondary blower FF 100%	20	20	%	20	20	%	
		Flue gas blower FF 1%	30	30	%	30	30	%	
Vac.		Flue gas blower FF 100%	40	40	%	40	40	%	
		Vacuum FF 1%	20	20	Pa	20	20	Pa	
		Vacuum FF 100%	25	25	Pa	25	25	Pa	
Ignition	Material / General	Temperature rise	5	5	K	5	5	K	
		Limit temperature	90	90	°C	90	90	°C	
		Ignition duration	20	20	min	20	20	min	
		Pulse count	2	2		2	2		
		Pre-heating	4	4	min	4	4	min	
		Ignition infeed	30	40	s	35	50	s	
	Blowers	Supply cycle	2	2	s	2	2	s	
		Primary blower low	25	25	%	25	25	%	
		Primary blower high 1	40	40	%	40	40	%	
		Primary blower high 2	50	50	%	50	50	%	
		Secondary blower	5	5	%	5	5	%	
		Flue gas blower	50	50	%	50	50	%	

		Sawdust							
		Boiler output		<= 60 kW		75 - 100 kW			
		Motor rotation speed		16	7,8	rpm	16	7,8	rpm
Load operation	Material	Duration	10	10	min	10	10	min	
		Combustion cycle SB	9	9	s	10	10	s	
		Combustion cycle LS 1%	9	9	s	10	10	s	
		Combustion cycle LS 100%	9	9	s	10	10	s	
		Combustion break SB	20	15	min	20	15	min	
		Combustion break LS 1%	50	35	s	40	30	s	
		Combustion break LS 100%	30	20	s	25	15	s	
	Deashing	Ash cycle SB	2	2	s	2	2	s	
		Ash cycle LS 1%	2	2	s	2	2	s	
		Ash cycle LS 100%	2	2	s	2	2	s	
		Ash break SB	1	1	h	1	1	h	
		Ash break LS 1%	15	15	min	15	15	min	
		Ash break LS 100%	10	10	min	10	10	min	
	Blowers	Primary blower SB	10	10	%	10	10	%	
		Primary blower LS 1%	20	20	%	20	20	%	
		Primary blower LS 100%	30	30	%	30	30	%	
		Secondary blower SB	20	20	%	20	20	%	
		Secondary blower LS 1%	20	20	%	20	20	%	
		Secondary blower LS 100%	30	30	%	30	30	%	
		Flue gas blower SB	30	30	%	30	30	%	
		Flue gas blower LS 1%	40	40	%	40	40	%	
		Flue gas blower LS 100%	60	60	%	60	60	%	
	Register	Register cycle SB	3	3	s	3	3	s	
		Register cycle LS 1%	3	3	s	3	3	s	
		Register cycle LS 100%	3	3	s	3	3	s	
		Register break SB	6	6	h	6	6	h	
		Register break LS 1%	90	90	min	90	90	min	
Vacuum	Vacuum SB	20	20	Pa	20	20	Pa		
	Vacuum LS 1%	25	25	Pa	25	25	Pa		
	Vacuum LS 100%	40	40	Pa	40	40	Pa		
Firedbed forming	Material	Duration FF	10	10	min	10	10	min	
		Combustion cycle FF 1%	9	9	s	10	10	s	
		Combustion cycle FF 100%	9	9	s	10	10	s	
		Combustion break FF 1%	70	50	s	60	40	s	
		Combustion break FF 100%	40	40	s	35	30	s	
	Deashing	Ash cycle FF 1%	2	2	s	2	2	s	
		Ash cycle FF 100%	2	2	s	2	2	s	
		Ash break FF 1%	4	4	min	4	4	min	
		Ash break FF 100%	4	4	min	4	4	min	
	Blowers	Primary blower FF 1%	30	30	%	30	30	%	
		Primary blower FF 100%	30	30	%	30	30	%	
		Secondary blower FF 1%	10	10	%	10	10	%	
		Secondary blower FF 100%	20	20	%	20	20	%	
		Flue gas blower FF 1%	30	30	%	30	30	%	
		Flue gas blower FF 100%	40	40	%	40	40	%	
Vac.	Vacuum FF 1%	20	20	Pa	20	20	Pa		
	Vacuum FF 100%	25	25	Pa	25	25	Pa		
Ignition	Material / General	Temperature rise	5	5	K	5	5	K	
		Limit temperature	90	90	°C	90	90	°C	
		Ignition duration	20	20	min	20	20	min	
		Pulse count	2	2		2	2		
		Pre-heating	4	4	min	4	4	min	
		Ignition infeed	35	50	s	35	50	s	
		Supply cycle	3	3	s	3	3	s	
	Blowers	Primary blower low	25	25	%	25	25	%	
		Primary blower high 1	40	40	%	40	40	%	
		Primary blower high 2	50	50	%	50	50	%	
		Secondary blower	5	5	%	5	5	%	
		Flue gas blower	50	50	%	50	50	%	

		Wood shavings							
		Boiler output		<= 60 kW		75 - 100 kW			
		Motor rotation speed		16	7,8	rpm	16	7,8	rpm
Load operation	Material	Duration	10	10	min	10	10	min	
		Combustion cycle SB	10	10	s	12	12	s	
		Combustion cycle LS 1%	10	10	s	12	12	s	
		Combustion cycle LS 100%	10	10	s	12	12	s	
		Combustion break SB	15	10	min	15	10	min	
		Combustion break LS 1%	40	25	s	35	20	s	
		Combustion break LS 100%	25	15	s	20	10	s	
	Deashing	Ash cycle SB	2	2	s	2	2	s	
		Ash cycle LS 1%	2	2	s	2	2	s	
		Ash cycle LS 100%	2	2	s	2	2	s	
		Ash break SB	1	1	h	1	1	h	
		Ash break LS 1%	15	15	min	15	15	min	
		Ash break LS 100%	10	10	min	10	10	min	
	Blowers	Primary blower SB	10	10	%	10	10	%	
		Primary blower LS 1%	15	15	%	15	15	%	
		Primary blower LS 100%	20	20	%	20	20	%	
		Secondary blower SB	20	20	%	20	20	%	
		Secondary blower LS 1%	20	20	%	20	20	%	
		Secondary blower LS 100%	30	30	%	30	30	%	
		Flue gas blower SB	30	30	%	30	30	%	
		Flue gas blower LS 1%	40	40	%	40	40	%	
		Flue gas blower LS 100%	60	60	%	60	60	%	
	Register	Register cycle SB	3	3	s	3	3	s	
		Register cycle LS 1%	3	3	s	3	3	s	
		Register cycle LS 100%	3	3	s	3	3	s	
		Register break SB	6	6	h	6	6	h	
		Register break LS 1%	90	90	min	90	90	min	
Vacuum	Vacuum SB	20	20	Pa	20	20	Pa		
	Vacuum LS 1%	25	25	Pa	25	25	Pa		
	Vacuum LS 100%	40	40	Pa	40	40	Pa		
Firedbed forming	Material	Duration FF	10	10	min	10	10	min	
		Combustion cycle FF 1%	10	10	s	12	12	s	
		Combustion cycle FF 100%	10	10	s	12	12	s	
		Combustion break FF 1%	50	40	s	40	30	s	
		Combustion break FF 100%	30	25	s	25	20	s	
	Deashing	Ash cycle FF 1%	2	2	s	2	2	s	
		Ash cycle FF 100%	2	2	s	2	2	s	
		Ash break FF 1%	4	4	min	4	4	min	
		Ash break FF 100%	4	4	min	4	4	min	
	Blowers	Primary blower FF 1%	30	30	%	30	30	%	
		Primary blower FF 100%	30	30	%	30	30	%	
		Secondary blower FF 1%	10	10	%	10	10	%	
		Secondary blower FF 100%	20	20	%	20	20	%	
		Flue gas blower FF 1%	30	30	%	30	30	%	
		Flue gas blower FF 100%	40	40	%	40	40	%	
Vac.	Vacuum FF 1%	20	20	Pa	20	20	Pa		
	Vacuum FF 100%	25	25	Pa	25	25	Pa		
Ignition	Material / General	Temperature rise	5	5	K	5	5	K	
		Limit temperature	90	90	°C	90	90	°C	
		Ignition duration	20	20	min	20	20	min	
		Pulse count	2	2		2	2		
		Pre-heating	4	4	min	4	4	min	
		Ignition infeed	40	70	s	40	70	s	
		Supply cycle	3	3	s	3	3	s	
	Blowers	Primary blower low	25	25	%	25	25	%	
		Primary blower high 1	40	40	%	40	40	%	
		Primary blower high 2	50	50	%	50	50	%	
		Secondary blower	5	5	%	5	5	%	
		Flue gas blower	50	50	%	50	50	%	

9.2 Systems above 100 kW

		Wood chips						
		Boiler output		150 - 300 kW		> 300 kW		
		34	16	rpm	34	16	rpm	
Load operation	Material	Duration	10	10	min	10	10	min
		Combustion cycle SB	8	8	s	8	8	s
		Combustion cycle LS 1%	8	8	s	8	8	s
		Combustion cycle LS 100%	8	8	s	8	8	s
		Combustion break SB	20	15	min	20	15	min
		Combustion break LS 1%	70	40	s	55	40	s
		Combustion break LS 100%	45	30	s	35	20	s
	Deashing	Ash cycle SB	2	2	s	2	2	s
		Ash cycle LS 1%	2	2	s	2	2	s
		Ash cycle LS 100%	2	2	s	2	2	s
		Ash break SB	1	1	h	1	1	h
		Ash break LS 1%	15	15	min	15	15	min
		Ash break LS 100%	10	10	min	10	10	min
	Blowers	Primary blower SB	10	10	%	10	10	%
		Primary blower LS 1%	20	20	%	20	20	%
		Primary blower LS 100%	30	30	%	30	30	%
		Secondary blower SB	20	20	%	20	20	%
		Secondary blower LS 1%	20	20	%	20	20	%
		Secondary blower LS 100%	30	30	%	30	30	%
		Flue gas blower SB	30	30	%	30	30	%
		Flue gas blower LS 1%	40	40	%	40	40	%
		Flue gas blower LS 100%	60	60	%	60	60	%
	Register	Register cycle SB	3	3	s	3	3	s
		Register cycle LS 1%	3	3	s	3	3	s
		Register cycle LS 100%	3	3	s	3	3	s
		Register break SB	6	6	h	6	6	h
		Register break LS 1%	90	90	min	90	90	min
	Vacuum	Vacuum SB	20	20	Pa	20	20	Pa
Vacuum LS 1%		25	25	Pa	25	25	Pa	
Vacuum LS 100%		40	40	Pa	40	40	Pa	
Firedbed forming	Material	Duration FF	10	10	min	10	10	min
		Combustion cycle FF 1%	8	8	s	8	8	s
		Combustion cycle FF 100%	8	8	s	8	8	s
		Combustion break FF 1%	70	50	s	60	40	s
		Combustion break FF 100%	40	40	s	35	30	s
	Deashing	Ash cycle FF 1%	2	2	s	2	2	s
		Ash cycle FF 100%	2	2	s	2	2	s
		Ash break FF 1%	4	4	min	4	4	min
		Ash break FF 100%	4	4	min	4	4	min
	Blowers	Primary blower FF 1%	30	30	%	30	30	%
		Primary blower FF 100%	30	30	%	30	30	%
		Secondary blower FF 1%	10	10	%	10	10	%
		Secondary blower FF 100%	20	20	%	20	20	%
		Flue gas blower FF 1%	30	30	%	30	30	%
		Flue gas blower FF 100%	40	40	%	40	40	%
	Vac.	Vacuum FF 1%	20	20	Pa	20	20	Pa
		Vacuum FF 100%	25	25	Pa	25	25	Pa
Ignition	Material / General	Temperature rise	5	5	K	5	5	K
		Limit temperature	90	90	°C	90	90	°C
		Ignition duration	20	20	min	20	20	min
		Pulse count	2	2		2	2	
		Pre-heating	4	4	min	4	4	min
		Ignition infeed	35	50	s	35	50	s
		Supply cycle	3	3	s	3	3	s
	Blowers	Primary blower low	25	25	%	25	25	%
		Primary blower high 1	40	40	%	40	40	%
		Primary blower high 2	50	50	%	50	50	%
		Secondary blower	5	5	%	5	5	%
		Flue gas blower	50	50	%	50	50	%

		Pellets						
		Boiler output		150 - 300 kW		> 300 kW		
		34	16	rpm	34	16	rpm	
Load operation	Material	Duration	10	10	min	10	10	min
		Combustion cycle SB	5	6	s	5	6	s
		Combustion cycle LS 1%	5	6	s	5	6	s
		Combustion cycle LS 100%	5	6	s	5	6	s
		Combustion break SB	30	20	min	30	20	min
		Combustion break LS 1%	90	60	s	80	50	s
		Combustion break LS 100%	60	40	s	50	30	s
	Deashing	Ash cycle SB	2	2	s	2	2	s
		Ash cycle LS 1%	2	2	s	2	2	s
		Ash cycle LS 100%	2	2	s	2	2	s
		Ash break SB	1	1	h	1	1	h
		Ash break LS 1%	25	25	min	25	25	min
		Ash break LS 100%	15	15	min	15	15	min
	Blowers	Primary blower SB	15	15	%	15	15	%
		Primary blower LS 1%	20	20	%	20	20	%
		Primary blower LS 100%	30	30	%	30	30	%
		Secondary blower SB	20	20	%	20	20	%
		Secondary blower LS 1%	20	20	%	20	20	%
		Secondary blower LS 100%	30	30	%	30	30	%
		Flue gas blower SB	30	30	%	30	30	%
		Flue gas blower LS 1%	40	40	%	40	40	%
		Flue gas blower LS 100%	60	60	%	60	60	%
	Register	Register cycle SB	3	3	s	3	3	s
		Register cycle LS 1%	3	3	s	3	3	s
		Register cycle LS 100%	3	3	s	3	3	s
		Register break SB	6	6	h	6	6	h
		Register break LS 1%	90	90	min	90	90	min
	Vacuum	Vacuum SB	20	20	Pa	20	20	Pa
Vacuum LS 1%		25	25	Pa	25	25	Pa	
Vacuum LS 100%		40	40	Pa	40	40	Pa	
Firedbed forming	Material	Duration FF	10	10	min	10	10	min
		Combustion cycle FF 1%	5	6	s	5	6	s
		Combustion cycle FF 100%	5	6	s	5	6	s
		Combustion break FF 1%	80	60	s	70	50	s
		Combustion break FF 100%	60	50	s	50	40	s
	Deashing	Ash cycle FF 1%	2	2	s	2	2	s
		Ash cycle FF 100%	2	2	s	2	2	s
		Ash break FF 1%	4	4	min	4	4	min
		Ash break FF 100%	4	4	min	4	4	min
	Blowers	Primary blower FF 1%	30	30	%	30	30	%
		Primary blower FF 100%	30	30	%	30	30	%
		Secondary blower FF 1%	10	10	%	10	10	%
		Secondary blower FF 100%	20	20	%	20	20	%
		Flue gas blower FF 1%	30	30	%	30	30	%
		Flue gas blower FF 100%	40	40	%	40	40	%
	Vac.	Vacuum FF 1%	20	20	Pa	20	20	Pa
		Vacuum FF 100%	25	25	Pa	25	25	Pa
Ignition	Material / General	Temperature rise	5	5	K	5	5	K
		Limit temperature	90	90	°C	90	90	°C
		Ignition duration	20	20	min	20	20	min
		Pulse count	2	2		2	2	
		Pre-heating	4	4	min	4	4	min
		Ignition infeed	30	40	s	35	50	s
		Supply cycle	2	2	s	2	2	s
	Blowers	Primary blower low	25	25	%	25	25	%
		Primary blower high 1	40	40	%	40	40	%
		Primary blower high 2	50	50	%	50	50	%
		Secondary blower	5	5	%	5	5	%
		Flue gas blower	50	50	%	50	50	%

		Sawdust						
		Boiler output		150 - 300 kW			> 300 kW	
		Motor rotation speed		34	16	rpm	34	16
Load operation	Material	Duration	10	10	min	10	10	min
		Combustion cycle SB	9	9	s	10	10	s
		Combustion cycle LS 1%	9	9	s	10	10	s
		Combustion cycle LS 100%	9	9	s	10	10	s
		Combustion break SB	20	15	min	20	15	min
		Combustion break LS 1%	50	35	s	40	30	s
		Combustion break LS 100%	30	20	s	25	15	s
	Deashing	Ash cycle SB	2	2	s	2	2	s
		Ash cycle LS 1%	2	2	s	2	2	s
		Ash cycle LS 100%	2	2	s	2	2	s
		Ash break SB	1	1	h	1	1	h
		Ash break LS 1%	15	15	min	15	15	min
		Ash break LS 100%	10	10	min	10	10	min
	Blowers	Primary blower SB	10	10	%	10	10	%
		Primary blower LS 1%	20	20	%	20	20	%
		Primary blower LS 100%	30	30	%	30	30	%
		Secondary blower SB	20	20	%	20	20	%
		Secondary blower LS 1%	20	20	%	20	20	%
		Secondary blower LS 100%	30	30	%	30	30	%
		Flue gas blower SB	30	30	%	30	30	%
		Flue gas blower LS 1%	40	40	%	40	40	%
		Flue gas blower LS 100%	60	60	%	60	60	%
	Register	Register cycle SB	3	3	s	3	3	s
		Register cycle LS 1%	3	3	s	3	3	s
		Register cycle LS 100%	3	3	s	3	3	s
		Register break SB	6	6	h	6	6	h
		Register break LS 1%	90	90	min	90	90	min
	Vacuum	Vacuum SB	20	20	Pa	20	20	Pa
Vacuum LS 1%		25	25	Pa	25	25	Pa	
Vacuum LS 100%		40	40	Pa	40	40	Pa	
Firedbed forming	Material	Duration FF	10	10	min	10	10	min
		Combustion cycle FF 1%	9	9	s	10	10	s
		Combustion cycle FF 100%	9	9	s	10	10	s
		Combustion break FF 1%	70	50	s	60	40	s
		Combustion break FF 100%	40	40	s	35	30	s
	Deashing	Ash cycle FF 1%	2	2	s	2	2	s
		Ash cycle FF 100%	2	2	s	2	2	s
		Ash break FF 1%	4	4	min	4	4	min
		Ash break FF 100%	4	4	min	4	4	min
	Blowers	Primary blower FF 1%	30	30	%	30	30	%
		Primary blower FF 100%	30	30	%	30	30	%
		Secondary blower FF 1%	10	10	%	10	10	%
		Secondary blower FF 100%	20	20	%	20	20	%
		Flue gas blower FF 1%	30	30	%	30	30	%
Flue gas blower FF 100%		40	40	%	40	40	%	
Vac.	Vacuum FF 1%	20	20	Pa	20	20	Pa	
	Vacuum FF 100%	25	25	Pa	25	25	Pa	
Ignition	Material / General	Temperature rise	5	5	K	5	5	K
		Limit temperature	90	90	°C	90	90	°C
		Ignition duration	20	20	min	20	20	min
		Pulse count	2	2		2	2	
		Pre-heating	4	4	min	4	4	min
		Ignition infeed	35	50	s	35	50	s
	Blowers	Supply cycle	3	3	s	3	3	s
		Primary blower low	25	25	%	25	25	%
		Primary blower high 1	40	40	%	40	40	%
		Primary blower high 2	50	50	%	50	50	%
Secondary blower	5	5	%	5	5	%		
Flue gas blower	50	50	%	50	50	%		

		Wood shavings						
		Boiler output		150 - 300 kW			> 300 kW	
		Motor rotation speed		34	16	rpm	34	16
Load operation	Material	Duration	10	10	min	10	10	min
		Combustion cycle SB	10	10	s	12	12	s
		Combustion cycle LS 1%	10	10	s	12	12	s
		Combustion cycle LS 100%	10	10	s	12	12	s
		Combustion break SB	15	10	min	15	10	min
		Combustion break LS 1%	40	25	s	35	20	s
		Combustion break LS 100%	25	15	s	20	10	s
	Deashing	Ash cycle SB	2	2	s	2	2	s
		Ash cycle LS 1%	2	2	s	2	2	s
		Ash cycle LS 100%	2	2	s	2	2	s
		Ash break SB	1	1	h	1	1	h
		Ash break LS 1%	15	15	min	15	15	min
		Ash break LS 100%	10	10	min	10	10	min
	Blowers	Primary blower SB	10	10	%	10	10	%
		Primary blower LS 1%	15	15	%	15	15	%
		Primary blower LS 100%	20	20	%	20	20	%
		Secondary blower SB	20	20	%	20	20	%
		Secondary blower LS 1%	20	20	%	20	20	%
		Secondary blower LS 100%	30	30	%	30	30	%
		Flue gas blower SB	30	30	%	30	30	%
		Flue gas blower LS 1%	40	40	%	40	40	%
		Flue gas blower LS 100%	60	60	%	60	60	%
	Register	Register cycle SB	3	3	s	3	3	s
		Register cycle LS 1%	3	3	s	3	3	s
		Register cycle LS 100%	3	3	s	3	3	s
		Register break SB	6	6	h	6	6	h
		Register break LS 1%	90	90	min	90	90	min
	Vacuum	Vacuum SB	20	20	Pa	20	20	Pa
Vacuum LS 1%		25	25	Pa	25	25	Pa	
Vacuum LS 100%		40	40	Pa	40	40	Pa	
Firedbed forming	Material	Duration FF	10	10	min	10	10	min
		Combustion cycle FF 1%	10	10	s	12	12	s
		Combustion cycle FF 100%	10	10	s	12	12	s
		Combustion break FF 1%	50	40	s	40	30	s
		Combustion break FF 100%	30	25	s	25	20	s
	Deashing	Ash cycle FF 1%	2	2	s	2	2	s
		Ash cycle FF 100%	2	2	s	2	2	s
		Ash break FF 1%	4	4	min	4	4	min
		Ash break FF 100%	4	4	min	4	4	min
	Blowers	Primary blower FF 1%	30	30	%	30	30	%
		Primary blower FF 100%	30	30	%	30	30	%
		Secondary blower FF 1%	10	10	%	10	10	%
		Secondary blower FF 100%	20	20	%	20	20	%
		Flue gas blower FF 1%	30	30	%	30	30	%
Flue gas blower FF 100%		40	40	%	40	40	%	
Vac.	Vacuum FF 1%	20	20	Pa	20	20	Pa	
	Vacuum FF 100%	25	25	Pa	25	25	Pa	
Ignition	Material / General	Temperature rise	5	5	K	5	5	K
		Limit temperature	90	90	°C	90	90	°C
		Ignition duration	20	20	min	20	20	min
		Pulse count	2	2		2	2	
		Pre-heating	4	4	min	4	4	min
		Ignition infeed	40	70	s	40	70	s
	Blowers	Supply cycle	3	3	s	3	3	s
		Primary blower low	25	25	%	25	25	%
		Primary blower high 1	40	40	%	40	40	%
		Primary blower high 2	50	50	%	50	50	%
Secondary blower	5	5	%	5	5	%		
Flue gas blower	50	50	%	50	50	%		

10 Error messages

Error messages are shown on the operator-unit in the message window. The message window appears automatically as soon as a new unacknowledged message is pending.

Reports				
	No.	Time	Date	Text
Error	5	10:32:16	17/08/2016	Safety thermostat
Warning wA	201	10:31:48	17/08/2016	Motor protection Deashing
Interruption	100	10:31:13	17/08/2016	Door switch
Warning	321	10:23:34	17/08/2016	Ash bin full
Info	900	10:09:43	17/08/2016	Maximum boiler temperature - Switch on consumers!

The button to acknowledge messages with an acknowledgement requirement is located in the bottom right-hand corner. You can acknowledge such a message by first marking it, so that it has a blue background, and then touching the button. If the condition for triggering the message is no longer applicable, the message disappears from the message window.

Together with the message window, the so-called message indicator is displayed on the right screen edge:



The number shown represents the current number of pending messages.

The message indicator can have two conditions:

Flashing: At least one unacknowledged message is pending.

Static: The messages are acknowledged, but at least one of which has not yet gone.

By touching the message indicator, the message window is closed or opened again.

Always disconnect the system from the power grid during error correction.

MAJOR RISK OF ACCIDENT!

10.1 Infos



An info is provided solely for information purposes and therefore has no impact on the operation of the system.

If an info is selected in the message window, the acknowledgment button has no function.

<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
Caution: Residual oxygen is above 13%. Don't start exhaust measuring before the residual oxygen is below 13%!	Flue gas metering mode was activated and the boiler is not yet long enough in load operation	Wait until the residual oxygen has fallen
	Insufficient fuel in the combustion chamber	Increase fuel amount by reducing the combustion break
	Too much secondary air	Reduce secondary blower performance
	Too little primary air	Increase primary blower performance
Max. boiler temperature - Switch on consumers!	Flue gas metering mode was activated	Press 'End metering' button

10.2 Warnings



A warning does not stop the operation, but can limit it. For example, the “Fill guard” warning prevents fuel feed-in.

If a warning is marked in the message window then the acknowledgement button does not have a function.

<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
Agitator overload	Agitators were outstretched during sil lling	Operate system until there is clearance; If necessary, brie y cycle agitators manu- ally until the agitators have pulled out of the wood chips
	Agitator blocked by foreign bodies	Eliminate blockade
Ash bin full (see also appendix “Ash er- rors” on page 63)	Ash bin is full	Empty ash bin and reattach
	Wire break	Check wiring to the endswitch
Ash drop-in shaft (see also appendix “Ash er- rors” on page 63)	Ash drop in shaft cover opened	Eliminate blockade in the drop in shaft and close the drop in shaft cover
	Wire break	Check wiring to the ash drop in shaft cover
Blockade rotary valve	see 'Rotary valve blocked' fault	see 'Rotary valve blocked' fault
Boiler temperature not reached	Generated heat energy too low	Slightly increase fuel amount or improve fuel quality
	Consumption too high	Switch off consumer or switch on additional heat generator
Chec ue gas sensor	Flue gas temperature over 350°C	Reduce fuel amount or primary blower performance
	Flue gas temperature below 1°C	Pull the sensor from the thermowell and warm up to over 1°C by hand (if a cold boiler room is used)
	Flue gas temperature sensor defec- tive or wire break or short circuit	Replac ue gas temperature sensor; check wiring
	Flue draught too high	Measur ue draught; insta ue draught regulator; se ue draught requirement according to technical datasheet o ue draught regulator
	Too much primary air with too dry fuel	Reduce primary blower performance
Check return temp. sensor	Return temperature more than 4°C above max. boiler temperature	Let boiler cool down; switch on consumers
	Return temperature below 1°C	Pull the sensor from the thermowell and warm up to over 1°C by hand (if a cold boiler room is used)
	Return temperature sensor defec- tive or wire break or short circuit	Replace return temperature sensor; check wiring to sensor

<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
Check return temp. sensor mixing valve	Mixer return temperature more than 4°C above max. boiler temperature	Let boiler cool down; switch on consumers
	Mixer return temperature below 1°C	Pull the sensor from the thermowell and warm up to over 1°C by hand (if a cold boiler room is used)
	Mixer return temperature sensor defective or wire break or short circuit	Replace mixer return temperature sensor; check wiring to sensor
Cover open (see also appendix "Ash errors" on page 63)	Cladding-door was opened	Close door; if necessary, reset the press key on the cover
	Wire break	Check wiring to the press key
External warning	External device has reported error	Eliminate external error
	Wire break	Check wiring to the external device
Flue gas blower: Converter overload	Ventilation insufficient or ambient temperature too high; wrong motor power set	Inform customer service if it occurs repeatedly
Flue gas blower: Motor current over limit	Short circuit / short circuit to earth in motor cable or motor; Motor overloaded or rotation prevented; wrong motor parameters set	Inform customer service if it occurs repeatedly
Flue gas blower: Motor overload	Rotation prevented; Bearing or motor defective	Inform customer service if it occurs repeatedly
FC primary blower: Converter overload	Ventilation insufficient or ambient temperature too high; wrong motor power set	Inform customer service if it occurs repeatedly
FC primary blower: Motor current over limit	Short circuit/short circuit to earth in motor cable or motor; Motor overloaded or rotation prevented; wrong motor parameters set	Inform customer service if it occurs repeatedly
FC primary blower: Motor overload	Rotation prevented; Bearing or motor defective	Inform customer service if it occurs repeatedly
FC secondary blower: Converter overload	Ventilation insufficient or ambient temperature too high; wrong motor power set	Inform customer service if it occurs repeatedly
FC secondary blower: Motor current over limit	Short circuit/short circuit to earth in motor cable or motor; Motor overloaded or rotation prevented; wrong motor parameters set	Inform customer service if it occurs repeatedly
FC secondary blower: Motor overload	Rotation prevented; Bearing or motor defective	Inform customer service if it occurs repeatedly
Fill guard	see 'Fill guard' error	see 'Fill guard' error
Flue gas blower: Error	Fuse in PH1 blower module defective	Have customer service replace fuse
	Frequency-converter switched off due to an error	Acknowledge error by pressing the 'FN' push-button on the frequency-converter; if necessary, make note of error key and inform customer service
	Motor cable wire break	Check wiring to blower; inform customer service

<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
Flue gas blower: Timeout RS485	Bus connection to blower module or frequency-converter faulty/interrupted; Switch setting of the rotary coding switch to the blower module incorrect; Blower module or frequency-converter failed	Inform customer service if it occurs repeatedly
Motor protection Deashing across, Motor protection Deashing inclined, Motor protection Register cleaning (see also appendix "Ash errors" on page 63)	Blockade in the respective feed system	Eliminate blockade
	Motor defective	Have an expert (in-house electrician) check the motor; replace the drive motor, if necessary
	Current phase missing	Check if there is sufficient power from the motor to the mains in on all phases
	Current monitoring relay level I ^A too low	Correct level (nominal current according to name plate)
Primary blower: Error	Fuse in PH1 blower module defective	Have customer service replace fuse
	Frequency-converter switched off due to an error	Acknowledge error by pressing the 'FN' push-button on the frequency-converter; if necessary, make note of error key and inform customer service
	Motor cable wire break	Check wiring to blower; inform customer service
Primary blower: Timeout RS485	Bus connection to blower module or frequency-converter faulty/interrupted; Switch setting of the rotary coding switch to the blower module incorrect; Blower module or frequency-converter failed	Inform customer service if it occurs repeatedly
Secondary blower: Error	Fuse in the PH1 blower module defective	Have customer service replace fuse
	Frequency-converter switched off due to an error	Acknowledge error by pressing the 'FN' push-button on the frequency-converter; if necessary, make note of error key and inform customer service
	Motor cable wire break	Check wiring to blower; inform customer service
Secondary blower: Timeout RS485	Bus connection to blower module or frequency-converter faulty/interrupted; Switch setting of the rotary coding switch to the blower module incorrect; Blower module or frequency-converter failed	Inform customer service if it occurs repeatedly

10.3 Warnings with acknowledgement requirement



A warning with acknowledgement requirement does not stop the operation, but does limit it. Such a warning in connection to the de-ashing motors leads to switching off of the de-ashing system.

After eliminating the cause of error, the respective message has to be marked in the message window and the acknowledgement button must be pressed.

<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
Motor protection Deashing, Motor protection Deashing across, Motor protection Deashing inclined, Motor protection Register cleaning (see also appendix "Ash errors" on page 63)	Blockade in the respective feed system	Eliminate blockade
	Motor defective	Have an expert (in-house electrician) check the motor; replace the drive motor, if necessary
	Current phase missing	Check if there is sufficient power from the motor to the mains in on all phases
	Current monitoring relay level I [^] too low	Correct level (nominal current according to name plate)

10.4 Interruptions



One minute after occurrence of the fault the potential-free failure-signal-contact is closed. If the contact has the required supply power, you can run a signal light or horn from it, for example.

In the case of an interruption, the stoker is emptied, if necessary (see section "6.3.7 Stoker emptying" on page 19), which is signalled by the 'Emptying stoker!' info text in the basic window. Operation then stops. , are switched off.

After eliminating the cause of error, the message automatically disappears from the message window and the operation continues. The acknowledgement button is for interruptions without a function.

<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
Door switch	Combustion chamber door open	Close combustion chamber door; if necessary, adjust door contact switch
	Wire break	Check wiring to the door contact switch
Drop-in shaft	Drop in shaft cover opened	Eliminate blockade in the drop in shaft and close the drop in shaft cover
	Wire break	Check wiring to the drop in shaft contact
Silo hatch	Silo opened	Close silo
	Wire break	Check wiring to the silo-hatch contact

<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
Vacuum too low	Insufficient draught	Increase performance of the gas blower or reduce performance of primary/secondary blower; install gas blower, if necessary
	Combustion chamber door open	Close combustion chamber door
	Pressure pipe leaky	Check/seal pressure pipe
	Wire break/short circuit	Check wiring to the pressure-sensor
	Pressure-sensor failed	Check power supply to the pressure-sensor; replace pressure-sensor, if necessary

10.5 Errors



One minute after occurrence of the fault the potential-free failure-signal-contact is closed. If the contact has the required supply power, you can run a signal light or horn from it, for example.

In the case of an error, the stoker is emptied, if necessary (see section “6.3.7 Stoker emptying” on page 19), which is signalled by the ‘Emptying stoker!’ info text in the basic window. Operation then stops, and the fans, are switched off.

After eliminating the cause of error the respective message has to be marked in the message window and the acknowledgement button must be pressed. In order to restart operation, the Start button in the basic window must be pressed for 3 seconds.

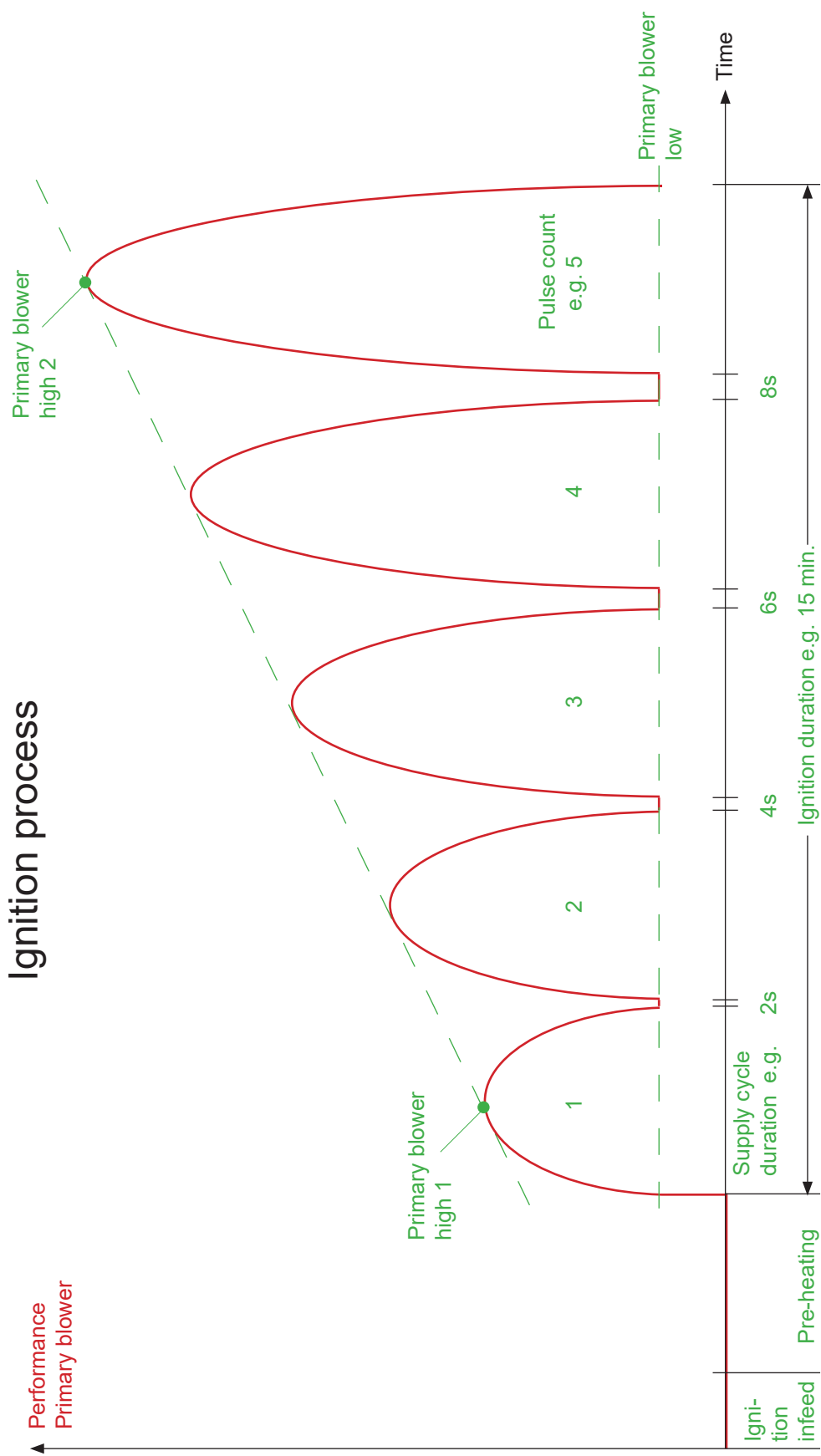
<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
Ash bin full (see also appendix “Ash errors” on page 63)	Ash bin is full	Empty ash bin and reattach
	Wire break	Check wiring to the endswitch
Ash drop-in shaft (see also appendix “Ash errors” on page 63)	Ash drop in shaft cover opened	Eliminate blockade in the ash drop in shaft and close the ash drop in shaft cover
	Wire break	Check wiring to the ash drop in shaft contact
Boiler overheated / sensor break	Boiler-temperature more than 4°C above max. boiler temperature	Let boiler cool down; switch on consumers
	Boiler-temperature sensor defective or wire break	Replace boiler-temperature sensor; check wiring to sensor
Boiler too cold / sensor short circuit	Boiler-temperature below 0°C	Pull the sensor from the thermowell and warm up to over 0°C by hand (if a cold boiler room is used)
	Boiler-temperature sensor defective or short circuit	Replace boiler-temperature sensor; check wiring to sensor
Contactorf infeed hanging	Contactorf for in-feed motor stuck	Have customer service replace contactorf
Drop-in shaft	Drop-in shaft cover opened for more than 10 seconds	Eliminate blockade in the drop in shaft and close the drop in shaft cover
	Wire break	Check wiring to the drop in shaft contact

<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
External error	External device has reported error	Eliminate external error
	Wire break	Check wiring to the external device
Fill guard	Fill guard temperature was not reached in time	Increase fuel amount or quality
	Extinguisher in the combustion chamber	Ignite new burner (see initial heating)
	Flue draught too high	Very high flue draught cools down the sensor; have the flue draught metered by the master chimney sweep; if necessary, set flue draught regulator and draught requirement according to technical datasheet
	Fill guard temperature is set too high	Adjust fill guard temperature to the boiler target temperature (approx. 10°C below boiler target temperature)
	Empty silo	Fill silo
Flue gas blower: Error	Fuse in PH1 blower module defective	Have customer service replace fuse
	Frequency-converter switched off due to an error	Acknowledge error by pressing the 'FN' push-button on the frequency-converter; if necessary, make note of error key and inform customer service
	Motor cable wire break	Check wiring to blower; inform customer service
Flue gas blower: Timeout RS485	Bus connection to blower module or frequency-converter faulty/interrupted; Switch setting of the rotary coding switch to the blower module incorrect; Blower module or frequency-converter failed	Inform customer service if it occurs repeatedly
Flue gas temperature did not rise	Fire could not be ignited	Check fuel, if necessary, use dry fuel
	Flame too small to increase the flue gas temperature	Increase ignition in-feed time; heat by hand
Gate valve not closed	Slide gate valve is blocked	Eliminate blockade
	Failure of the compressed air supply	Check compressed air generator, cables and valves
	Wire break	Check wiring to the endswitches on the slide gate valve
Gate valve not open	Slide gate valve is blocked	Eliminate blockade
	Failure of the compressed air supply	Check compressed air generator, cables and valves
	Wire break	Check wiring to the endswitches on the slide gate valve

<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
Mot. protect. Agitator, Mot. protect. Discharger, Mot. protect. Infeed, Mot. protect. Rotary valve, Mot. protect. Route-channel	Blockade in the respective feed system	Eliminate blockade
	Motor defective	Have an expert check the motor; replace the drive motor, if necessary
	Current phase missing	Check if there is sufficient power from the motor to the mains in on all phases
Mot. protect. Deashing, Mot. protect. Deashing across, Mot. protect. Deashing inclined, Mot. protect. Register cleaning (see also appendix "Ash errors" on page 63)	Blockade in the respective feed system	Eliminate blockade
	Motor defective	Have an expert (in-house electrician) check the motor; replace the drive motor, if necessary
	Current phase missing	Check if there is sufficient power from the motor to the mains in on all phases
	Current monitoring relay level I ^A too low	Correct level (nominal current according to name plate)
Not ignited	Flue gas temperature did not sufficiently rise during the ignition process	Adjust ignition parameters; check/clean ignition equipment; heat up manually, if necessary; remove excess fuel from the combustion chamber – beware of residual glow!
Primary blower: Error	Fuse in PH1 blower module defective	Have customer service replace fuse
	Frequency-converter switched off due to an error	Acknowledge error by pressing the 'FN' push-button on the frequency-converter; if necessary, make note of error key and inform customer service
	Motor cable wire break	Check wiring to blower; inform customer service
Residual oxygen too low	Too much fuel in the combustion chamber	Reduce fuel amount by extending the combustion break
	Very dry fuel	Reduce primary blower performance
	Too much primary air	Reduce primary blower performance
	Too little secondary air	Increase secondary blower performance
Rotary valve blocked	There is a foreign body in the rotary valve	Eliminate foreign body (open drop in shaft cover and search the area of the lock with a torch)
	Sensor outside of the magnet area	Correct sensor position to the magnet head on the drive gear (max. 2 mm gap to the magnet pen)
	Sensor defective or wire break	Check or replace sensor; check wiring to sensor
	Test time for motor set incorrectly	Correct test time (discuss with the factory customer service)
	Current monitoring relay level I ^A too low	Correct level (nominal current according to name plate)
Safety thermostat	Boiler overheated	Allow boiler to cool to below 60°C and reseal safety thermostat (unscrew black cap and press button)
	Wire break	Check wiring to the safety thermostat

<u>Report text</u>	<u>Possible causes</u>	<u>Error correction</u>
Secondary blower: Error	Fuse in PH1 blower module defective	Have customer service replace fuse
	Frequency-converter switched off due to an error	Acknowledge error by pressing the 'FN' push-button on the frequency-converter; if necessary, make note of error key and inform customer service
	Motor cable wire break	Check wiring to blower; inform customer service
Silo hatch	Silo opened for more than 10 seconds	Close silo
	Wire break	Check wiring to the silo-hatch contact
Water shortage	Water-de cit	Fill up water in the heating system and release water-de cit covering
	No water-de cit cover attached	Install water-de cit cover or use cable bridge included
	Wire break	Check wiring to the water-de cit cover

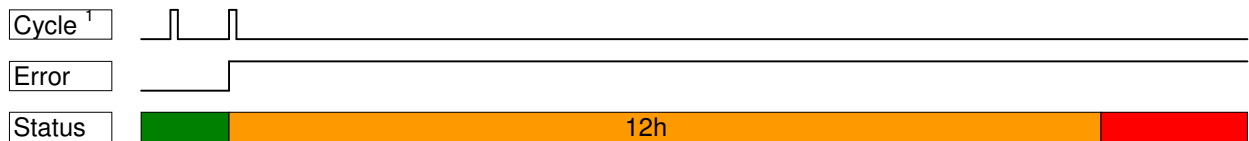
11 Appendix 1 Ignition process



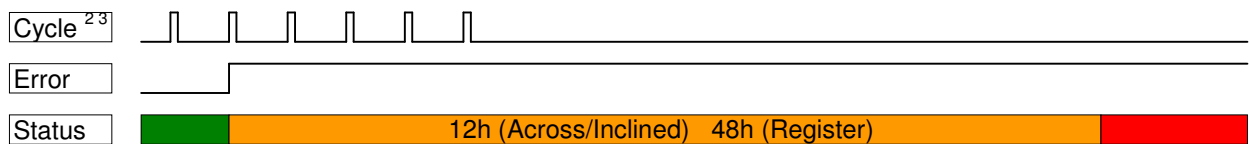
After the ignition duration has completed, a second ignition process takes place with an eighth of the ignition infeed. During the ignition infeed and the pre-heating, the secondary blower is switched off. The supply cycle increases with every blower pulse by the respective set value.

12 Appendix 2 Ash errors

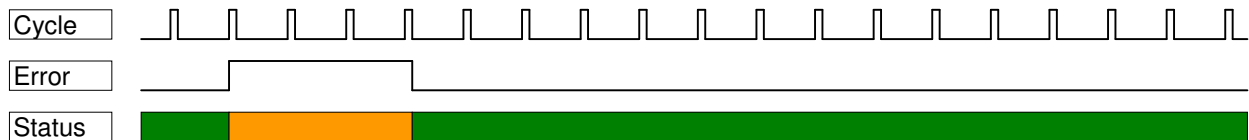
Motor protection Deashing



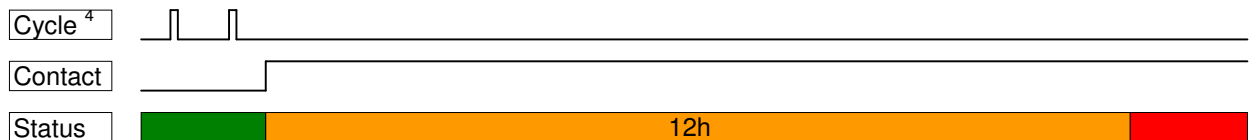
Motor protection Across/Inclined/Register (Error is present for 5 cycles)



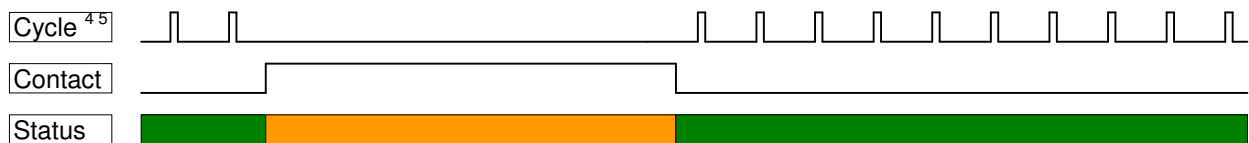
Motor protection Across/Inclined/Register (Error disappears within 5 cycles)



Ash drop-in shaft / Ash bin full



Ash drop-in shaft / Ash bin full / Cover door



Cover door



= Normal operation

= Warning

= Error

¹ Motor protection Deashing stops only the deashing motor, register cleaning continues

² Motor protection Across/Inclined stops all deashing motors

³ Motor protection Register stops only the register cleaning, deashing continues

⁴ Ash drop-in shaft or Ash bin full stops all deashing motors

⁵ Cover open stops only the register cleaning, deashing continues

13 Summary

We hope that you have thoroughly read and understood this manual. If you do not understand any part of the manual, we would be very thankful for your feedback.

We wish you much enjoyment with your Heizomat boiler system.

Our partner:



Gerätebau- Energiesysteme GmbH
Maicha 21

91710 Gunzenhausen

Tel.: +49 (0)9836 9797 - 0

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www.heizomat.de




Non-Domestic Renewable Heat Incentive

www.ofgem.gov.uk/ndrhi

22 JUN 2018

Emissions Certificate

In order to accredit any biomass boiler or stove applications received for the domestic or non-domestic Renewable Heat Incentive (RHI) schemes, Ofgem must be satisfied that a valid emissions certificate exists for the specific model in the application (or alternatively for the non-domestic RHI, an environmental permit for the site). This template incorporates all information required to demonstrate that the tested plant meets the air quality requirements of the RHI. It must be fully completed and issued by a testing laboratory in order to be a valid certificate.

1. TEST HOUSE	
a) Name and address of the testing laboratory that has carried out the required tests and issued this certificate * <i>*if different, include details of both</i>	TÜV SÜD Industrie Service GmbH Abteilung Feuerungs- und Wärmetechnik Ridlerstrasse 65 80339 München Germany
b) Name and signature of the person authorised by the testing laboratory to issue the certificate	Name: Johannes Steiglechner
	Signature: 
c) Date of issue of this certificate, together with certificate reference number for this certificate <i>*Please see Note A</i>	Date: 21/05/2019
	Certificate reference number: 18 10 91359 009 Revision 04 <i>Optional: reference number of original test report on which this certificate is based:</i>
d) If the testing laboratory that has carried out the required tests is accredited to BS EN ISO/IEC 17025:2005, date of accreditation and accreditation number <i>(if testing conducted on or after 24 September 2013, the testing laboratory must be BS EN ISO/IEC 17025:2005 accredited at the time of testing)</i>	Date: 08/03/2017
	Accreditation number: initial date of accreditation 10/08/1992, accreditation number: ZLS-L-023/92, actual accreditation by DAkkS according to DIN EN ISO/IEC 17025:2005 (www.dakks.de), DAkkS accreditation number: D-PL-14153-04-00
2. PLANT - Please see Note B	
a) Name of the plant tested	RHK-AK
b) Model of the plant tested* <i>*Please ensure this is the same as in the manufacturer's documentation and boiler nameplate</i>	RHK-AK 30 RHK-AK 50 RHK-AK 150 RHK-AK 153 RHK-AK 300 RHK-AK 600
c) Manufacturer of the plant tested	Heizomat GmbH Maicha 21 91710 Gunzenhausen Germany
d) Installation capacity* of the tested plant in kilowatts (kW) <i>*The total installed peak heat output capacity</i>	RHK-AK 30 35 kW RHK-AK 50 50 kW RHK-AK 150 165 kW RHK-AK 153 165 kW RHK-AK 300 325 kW RHK-AK 600 600 kW

e) Is the plant a <u>manually stoked, natural draught</u> plant? (without a fan providing forced or induced draught)	no (all plants)	
f) (i) Date the plant was tested* (ii) Please confirm that NOx and PM have been tested on the same occasion <i>*This is in reference to the emissions testing for PM and NOx, not any wider range of tests. A specific date is required. Please provide the date of test performed at ≥85% of the installation capacity. If more than one model has been tested or testing has been conducted on different dates for different fuels, please list each date with details.</i>	RHK-AK 30 RHK-AK 50 RHK-AK 150 RHK-AK 153 RHK-AK 300 RHK-AK 600	21/09/2005 06/04/2005 22/04/2015 27/06/2005 03/04/2006 29/11/2016
g) Please list all the plants in the type-testing range* of the tested plants to which the certificate applies, if any. ¹ Please include the installation capacity of each model. <i>*This must follow the ratio rules: If the smallest plant in the range is 500kW or less, the largest plant in the range can't be more than double the smallest. If the smallest plant in the range is over 500kW, the largest plant in the range can't be more than 500kW greater than the smallest.</i>	RHK-AK 60 RHK-AK 75 RHK-AK 100 RHK-AK 104 RHK-AK 200 RHK-AK 230 RHK-AK 304 RHK-AK 400 RHK-AK 500	60 kW 75 kW 100 kW 104 kW 200 kW 230 kW 304 kW 400 kW 500 kW

3. FUELS

a) Types of fuels used when testing <i>(Where relevant, the fuel should be classified according to EN303-5, referencing the relevant EN14961 standard for specific classification (superseded by EN17225). We don't expect broader categories such as 'beech'.</i>	EN14961-4 (superseded by EN17225-4) class A2 wood chips
b) Based on the testing, list the range of fuels that can be used in compliance with the emission limits of 30 grams per gigajoule (g/GJ) net heat input for particulate matter (PM), and 150 g/GJ net heat input for oxides of nitrogen (NOx) <i>(Where relevant, the fuel should be classified according to EN303-5, referencing the relevant EN14961 standard for specific classification (superseded by EN17225). We don't expect broader categories such as 'beech'.</i>	EN14961-4 (superseded by EN17225-4) class A1 and class A2 wood chips

¹ The type-testing approach enables testing laboratories to provide assurance that all boilers in a given range meet the air quality requirements, without needing to specifically test each boiler.

c) Moisture content of the fuel used during testing. (If multiple fuel types have been tested state all.)	<table> <tr><td>RHK-AK 30</td><td>w: 25 %</td></tr> <tr><td>RHK-AK 50</td><td>w: 25 %</td></tr> <tr><td>RHK-AK 150</td><td>w: 22 %</td></tr> <tr><td>RHK-AK 153</td><td>w: 30 %</td></tr> <tr><td>RHK-AK 300</td><td>w: 25 %</td></tr> <tr><td>RHK-AK 600</td><td>w: 28 %</td></tr> </table>	RHK-AK 30	w: 25 %	RHK-AK 50	w: 25 %	RHK-AK 150	w: 22 %	RHK-AK 153	w: 30 %	RHK-AK 300	w: 25 %	RHK-AK 600	w: 28 %
RHK-AK 30	w: 25 %												
RHK-AK 50	w: 25 %												
RHK-AK 150	w: 22 %												
RHK-AK 153	w: 30 %												
RHK-AK 300	w: 25 %												
RHK-AK 600	w: 28 %												
d) Maximum allowable moisture content* of fuel that can be used with the certified plant(s) that ensures RHI emission limits are not exceeded. <i>*This value may be obtained from ranges specified in relevant EN14961 standard for specific fuel classifications or EN303-5 when not applicable. Different fuel types should state different maximum allowable moisture contents.</i>	w: 25 %, chipped wood A1, w: 35 %, chipped wood A2, maximum moisture content as value obtained from specification of fuel type according to EN14961-4 (superseded by EN17225-4)												

4. TESTS	
Confirm which requirements the emissions of NO _x and PM have been tested in accordance with. Either 4a or 4b must be confirmed to be a valid RHI certificate.	
<p>a) Was the testing carried out in accordance* with all of the provisions relevant to emissions of PM and NO_x in either BS EN 303-5:1999 or BS EN 303-5:2012?²</p> <p><i>*It is not a requirement that the tested plant must be within the scope of one of these standards, as long as the test lab can confirm that all of the relevant provisions were followed appropriately</i></p>	<p>Test in accordance with EN 303-5:1999: RHK-AK 30 RHK-AK 50 RHK-AK 153 RHK-AK 300</p> <p>Test in accordance with EN 303-5:2012: RHK-AK 150 RHK-AK 600</p>
<p>b) Was the testing carried out in accordance with <u>all</u> of the following requirements?</p> <p>(i) - EN 14792:2005 in respect of NO_x emissions - EN 13284-1:2002 or ISO 9096:2003 in respect of PM emissions³</p> <p>(ii) emissions of PM represent the average of at least three measurements of emissions of PM, each of at least 30 minutes duration</p> <p>(iii) the value for NO_x emissions is derived from the average of measurements made throughout the PM emission tests.</p>	not applicable
c) Please confirm the plant was tested at ≥85% of the installation capacity of the plant.	Confirmed (all plants)
d) Please confirm the test shows that emissions from the plant were no greater than 30 g/GJ PM and 150 g/GJ NO _x .	Confirmed (all plants)

² BS EN303-5:1999 and 2012 explain what should be measured and when.

³ These standards explain how to make the PM and NO_x measurements.

<p>e) Measured* emissions of PM in g/GJ net heat input <i>*This average value should be from the test confirmed in 4c</i> <i>Results from partial load tests are not required.</i> <i>This value must be in the specified units.</i></p>	RHK-AK 30	9
	RHK-AK 50	9
	RHK-AK 150	9
	RHK-AK 153	26
	RHK-AK 300	17
	RHK-AK 600	10
<p>f) Measured* emissions of NOx in g/GJ net heat input <i>*This average value should be from the test confirmed confirmed in 4c. Results from partial load tests are not required.</i> <i>This value must be in the specified units.</i></p>	RHK-AK 30	67
	RHK-AK 50	9
	RHK-AK 150	71
	RHK-AK 153	55
	RHK-AK 300	46
	RHK-AK 600	57

Note A: If details from a previously issued certificate or an original test report are being transferred to this RHI emission certificate template, please note that this document must be **issued by the testing laboratory** as a separate certificate. The issue date and certificate reference number should be in relation to *this* certificate produced using the RHI template, not the issue date and reference number of the original certificate or test report.

Note B: If you are including multiple tested plants on one certificate, please ensure that all sections are completed for each tested plant, and are laid out such that it is clear which details relate to which tested plant. If a type-testing range is included as well, please show clearly which type-testing range relates to which tested plant(s), following the type-testing range ratio rules outlined in 2g.

27th August 2020

Mr Ian Hiddleston
1 Laurel Bank
Dundee
Angus
DD3 6JA

Sandpiper House
Inveralmond Industrial Estate
Ruthvenfield Road
PERTH
PH1 3EE

T: +44 (0) 1738 625128
www.scottishwoodlands.co.uk

Our ref:

Your ref:

Dear Ian

RE: Planning Application Reference 20/00408/FULL – Woodlands

Thank you for asking me to provide input into the forestry aspect of the above proposal and to offer some comment on responses received as part of the public consultation on this application. Hopefully, I can offer some assistance and expertise on the subject.

Tree Planting on the Site

I note from our conversation that the intention is to replant as much of the 1.97 hectare development site as possible with trees which I would be supportive of. I've had a look at Forest Research's modelling tool 'Ecological Site Classification v 4 (ESC v4)' which is a computer model designed to predict the best type of native woodland and tree species for any given area in the country. ESC v4 predicts that the best type of woodland would be W11 Oak/birch woodland and so I would suggest focusing any tree planting on the development site on Oak, Silver birch and Downy birch. A significant number of maturing trees on the site will have the added benefit of providing shade as well as biodiversity interest for customers.

Restocking of the Remaining Felled Site

I have read the letter to Angus Council from Scottish Forestry dated 29th July 2020 and would make a couple of observations. Firstly, part of their objection is that the area already has a restocking condition on it. However, this doesn't preclude development which would change the use of part of the site from woodland to another type of land use (in this case a farm shop). In the Scottish Government Guidance on the Control of Woodland Removal (February 2019), economic development is given as a situation where woodland removal can take place (with appropriate compensatory planting) when the proposals would **"be of significant direct or indirect benefit to an important existing, or proposed, tourism facility."** (Annex 4, section 3).

Secondly, I note that your clients' intention is still to restock the remaining felled area with a mixture of native woodland and open ground which must be completed by 13th of June 2022. This will represent a net gain for biodiversity against the originally approved restocking proposals of 88.27% Sitka spruce. I would suggest that a W11 Upland Oak/Birch woodland would be the most appropriate woodland type for the site.



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Research Park, Riccarton
Edinburgh EH14 4AP
Company No. SC101787
Registered in Scotland



If Angus Council are minded to approve the application with compensatory planting for the loss of woodland, this should be for the net area of woodland being removed. This net area should take account of any trees that are still on the proposed site and any that will be planted as part of the landscape design plans for the development. It would be best if this area could be agreed in advance of the proposals being approved.

Woodland Trust Response

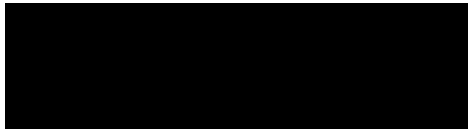
Although we didn't discuss this, I've also reviewed the response by The Woodland Trust Scotland. In it they refer to the development site as being on ancient woodland. **This is incorrect.** Ancient Woodland is only that which appears on Roy's maps and has been continuously wooded since. A check of Roy's Highland map show that the development site was a wet and unwooded area referred to as 'Pipers-dam' in 1750.

Added to this, In the 1860's OS map the site appears as woodland identified as 'Piperdam Plantation' however by the 1920s, the OS maps show the development site as having been cleared of woodland which was likely connected to large scale forestry clearance around the time of the First World War. Therefore the site has not been continuously wooded to the present day having been cleared at some point in the early 1900s and subsequently replanted in the 1930's and so cannot be considered as ancient woodland even by the Woodland Trust's expansive misinterpretation.

In some situations, woodland that appears on the 1860's map can take on characteristics of ancient semi natural woodland (ASNW) however I find this unlikely given that A) the site had been cleared in the 1920s and probably grazed by animals. B) Prior to felling, the site was primarily a Sitka spruce monoculture which had partially blown in places. This type of environment would have excluded light, preventing ground flora consistent with ASNW from developing.

I hope this information is of use. Please contact me if you need further clarification on any of these points.

Yours sincerely



**Neil White Bsc For MICFor
Senior Forest Manager**

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MULLINS FARM SHOP, CAFÉ & RESTAURANT

LAND NORTH OF PIPERDAM, PIPERDAM DRIVE

ANGUS DD2 5LY

Waste water & Surface Water

The proposed development seeks to gain a connection to the existing waste water sewer network currently operating within Piperdam.

We are aware that there are some current network / pumping station capacity issues which is and has been as a result of ground water & rainwater infiltration to the foul sewer network.

We have been advised that various remedial works have been undertaken by Scottish Water and their appointed contractors in an attempt to resolve the infiltration.

The proposed development will not discharge any surface water to the Public surface water network, the rainwater runoff from the development will be served by soakaways in conjunction with SUDS detention ponds. Furthermore, topographically it is not possible for any surface water runoff to make its way to the existing catchment served by the Scottish water infrastructure.

The waste water produced by the development is proposed to be attenuated in a suitably sized private pumping station, which will then convey the DWF flows to an existing bifurcation manhole at the head of the sewer network in Osprey Road, Piperdam.

If further enhancements are required to the existing infrastructure to adequately accommodate the flows from the proposed development, the Client / Owner will be open to discussion.

Similarly, if the outline proposal to pump forward waste water flows from the development requires any technical control measures, this can be accommodated.

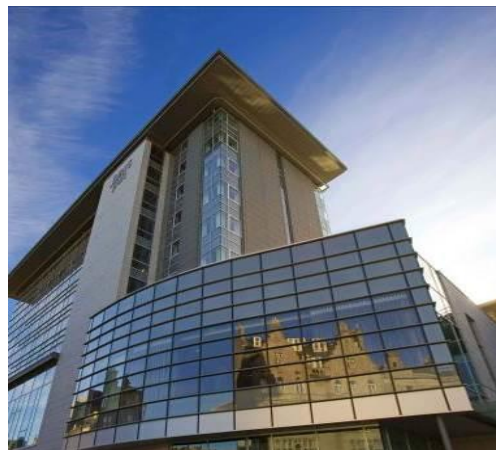
Potable Water

The proposed development would require a metered connection off the existing 110mm pvc water main to the east of the proposed site, which serves the overall Piperdam Development. Firefighting provision will be required. It has been noted that the water supply infrastructure that supplies the Piperdam District Metered Area (DMA) has been renewed and upgraded. This work was undertaken to enable / support further expansion at the Piperdam Resort as well as addressing properties which had historically been on Scottish Waters' Low Pressure Register.

Mullin's Farm Shop at Piperdam, by Dundee

Transport Statement

September 2020



CONTROL SHEET


CLIENT: Forest Energy (Scotland) Ltd

PROJECT TITLE: Mullin's Farm Shop at Piperdam Farm, Dundee

REPORT TITLE: Transport Statement

PROJECT REFERENCE: 139307 TS01

Issue and Approval Schedule:

ISSUE 1	Name	Signature	Date
Prepared by	L Milne		08/09/20
Reviewed by	R McDonald		11/09/2020
Approved by	R McDonald		11/09/2020
Issue Details	FINAL		

Revision Record:

Issue	Date	Status	Description	By	Chk	App
2						
3						
4						

This document has been prepared in accordance with procedure OP/P02 of the *Fairhurst Quality and Environmental Management System*

This document has been prepared in accordance with the instructions of the client, Forest Energy (Scotland) Ltd, for the client's sole and specific use. Any other persons who use any information contained herein do so at their own risk.

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Appendices

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APPENDIX B	Site Accessibility Maps
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APPENDIX D	Visibility Splays – Fairhurst Drawing No. 139307 / sk1001
	Proposed Access Layout – Fairhurst Drawing No. 139307 / sk1002
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APPENDIX E	TRICS Output Reports

1 Introduction

1.1 Background

1.1.1 Fairhurst has been commissioned by Forest Energy (Scotland) Ltd to prepare a Transport Statement (TS) in support of a planning application for a farm shop, café and restaurant / bar development on land to the north of Piperdam Leisure Resort, by Dundee. The proposal also includes a single dwelling house as accommodation for a staff member.

1.2 Site Location

1.2.1 The site extends to approximately 1.97 hectares and is located to the north of Piperdam Leisure Resort. The proposed vehicular access is from the A923 which bounds the site in the north. Woodlands Road is to the south of the site. Piperdam Drive is to the west of the site and allows access to the existing resort and residential area. Piperdam Drive is located approximately 100 metres away from the western site boundary. The site location is shown in Figure 1-1. The land is a former tree plantation which has now been cleared.



Figure 1-1: Site Location Plan

1.3 **Scoping**

1.3.1 In advance of this report being prepared Fairhurst had scoping correspondence with Angus Council to agree the content and various parameters for use in the study. Relevant scoping correspondence is contained in Appendix A.

1.4 **Transport Statement Structure**

1.4.1 This report takes the following structure:

- Introduction
- Planning Policy Context
- Site Accessibility
- Development Proposals
- Trip Generation
- Site Access Requirements
- Parking
- Summary and Conclusion

2 Planning Policy Context

2.1 National Planning Policy

2.1.1 The National Planning Policy Context is principally defined by 'Scottish Planning Policy' (SPP) and Designing Streets. Scottish Planning Advice Note 75 (PAN 75) 'Planning for Transport' also provides good transport planning guidance. The Scottish Government document 'Transport Assessment Guidance' provides advice on appropriate matters for consideration within a transportation report to support a planning application. Road design standards are contained within the Design Manual for Roads and Bridges (DMRB) and the National Roads Development Guide (NRDG), with some local variations.

2.1.2 The Scottish Government's 'Scottish Planning Policy' (SPP) issued in June 2014 identifies the Scottish Government's overarching aim to increase sustainable economic growth within Scotland.

2.1.3 SPP revolves around the principal policies – sustainability and placemaking. In considering how planning should support the vision, the document outlines the key outcomes that developments need to contribute to:

- *'A successful, sustainable place – supporting sustainable economic growth and regeneration, and creation of well-designed, sustainable places.'*
- *A low carbon place – reducing our carbon emissions and adapting to climate change.*
- *A natural, resilient place – helping to protect and enhance our natural and cultural assets, and facilitating their use.*
- *A more connected place – supporting better transport and digital connectivity.'*

2.1.4 The 'Promoting Sustainable Transport and Active Travel' section of SPP stresses the importance of efficient transport connections within Scotland and to international markets, and the crucial role that planning plays to improving such infrastructure. The section goes on to identify, within paragraph 270, that the planning system should support developments that:

- *'optimise the use of existing infrastructure;*
- *reduce the need to travel;*
- *provide safe and convenient opportunities for walking and cycling for both active travel and recreation, and facilitate travel by public transport;*

- *enable the integration of transport modes*.
- 2.1.5 Paragraph 273 notes that *'the spatial strategies set out in plans should support development in locations that allow walkable access to local amenities and are also accessible by cycling and public transport. Plans should identify active travel networks and promote opportunities for travel by more sustainable modes in the following order of priority: walking, cycling, public transport, cars.'*
- 2.1.6 SPP notes in paragraph 287 that *'Planning permission should not be granted for significant travel-generating uses at locations which would increase reliance on the car and where:*
- *direct links to local facilities via walking and cycling networks are not available or cannot be made available;*
 - *access to local facilities via public transport networks would involve walking more than 400m*.
- 2.1.7 SPP notes at paragraph 286 that a Transport Assessment (TA) should be carried out for proposals that generate a *'significant'* level of trips. If the development will not generate a significant level of trips then a more simplified Transport Statement is required to support a planning application. Whilst that is the case in this instance, this TS has been prepared generally in accordance with the guidance contained within Transport Scotland's document *'Transport Assessment Guidance'*.
- 2.1.8 PAN 75 identifies the need for the integration of land use planning with transport, taking into account policies on economic growth, education, health and the objective of a more inclusive society.
- 2.1.9 PAN 75 identifies in Annex B that a *'maximum threshold of 1600m for walking is broadly in line with observed travel behaviour'*.
- 2.1.10 PAN 75 indicates that *'Travel Plans are documents that set out a package of positive and complementary measures, for the overall delivery of more sustainable travel patterns for a specific development.'* When outlining the importance of Travel Plans, PAN 75 notes at paragraph 42 that *'their ability and success in influencing travel patterns is dependent upon the commitment of the developer and occupier of a development. Travel plans should be implemented to encourage a shift in transport mode for those travelling to and from a development'*.
- 2.1.11 Transport Assessment Guidance (TAG) has been published by Transport Scotland to guide the preparation of Transport Assessments (TA) for development proposals in

Scotland. Paragraph 1.8 notes that the TA process *'is directed towards successful delivery of development-related transport measures aimed at achieving sustainable transport outcomes.'* It further notes that the *'process incorporates scoping, transport assessment and implementation including travel plans and monitoring.'* Paragraph 2.2 provides some guidance on the principles of the assessment and states *'the TA deals with person-trips, not car trips.'*

2.1.12 TAG identifies that journey times of up to 20-30 mins are appropriate for walking and 30-40 mins for cycling.

2.2 Regional Policy

2.2.1 The regional policy context is largely defined by the following documents:

- TACTRAN Regional Transport Strategy 2015 – 2036 Refresh (July 2015)
- TAYplan Strategic Development Plan 2016 – 2036 (October 2017)

2.2.2 The TACTRAN (Tayside and Central Scotland Transport Partnership) includes the local authority areas of Angus, Dundee City, Perth & Kinross and Stirling. TACTRAN Regional Transport Strategy 2015-2036 Refresh (RTS) sets out policies, proposals and strategic actions which are aimed at supporting regional economic prosperity; connecting communities and being socially inclusive; and promoting environmental sustainability and improved health and wellbeing. The RTS notes that *'The horizon of 2036 aligns with the second Tayplan Strategic Development Plan covering much of the Tactran region.'*

2.2.3 The vision of the RTS outlines the strategic direction and outcomes the RTS needs to achieve, which is to deliver: *'A transport system, shaped by engagement with its citizens, which helps deliver prosperity and connects communities across the region and beyond, which is socially inclusive and environmentally sustainable and which promotes the health and well-being of all.'*

2.2.4 The RTS identifies the undernoted broad objectives:

- Economy – To ensure transport helps to deliver regional prosperity;
- Accessibility, Equity and Social Inclusion – To improve accessibility for all, particularly for those suffering from social exclusion;
- Environment – To ensure that the transport system contribute to safeguarding the environment and promotes opportunities for improvement;
- Health and Well Being – To promote the health and well-being of communities;

- Safety and Security – To improve the real and perceived safety and security of the transport network;
- Integration – To improve integration, both within transport and between transport and other policy areas.

2.2.5 The **TAYplan Strategic Development Plan 2016 – 2036** (SDP) was approved in October 2017 and sets out land use planning policies to guide where development should be located within the region over a 20 year period.

2.2.6 Policy 2 of the SDP 'Shaping better quality places' notes at section B: 'Active and healthy by design', that transport and land use are integrated to:

- Reduce the need to travel and improve accessibility by foot, cycle and public transport and related facilities.
- Make the best use of existing infrastructure to achieve an active travel environment combining different land uses with green space
- Support land use and transport integration by transport assessments/ appraisals and travel plans where appropriate, including necessary on and off-site infrastructure.

2.3 Local Policy

2.3.1 Local Policy that guides development is largely defined by:

- Angus Local Development Plan 2016
- Angus Local Transport Strategy 2000

2.3.2 The **Angus Local Development Plan** (ALDP) was adopted in 2016. It sets out how the council aims to work towards the vision for Angus to contain '*sustainable developments as well as a development strategy and overarching policies guiding investment to the right place, and promoting high quality development which minimises adverse impacts on the high quality environment of Angus*'.

2.3.3 With regards to transportation it is stated within the plan that delivery of supporting infrastructure is important in mitigating the impact of development and helping to create balanced, accessible and sustainable communities. This can be delivered either through the direct provision of the required infrastructure, or through financial contributions made by the developer.

2.3.4 A Transport Assessment (TA) should provide a comprehensive and consistent review of all the potential transport impacts relating to a proposed development or redevelopment and its immediate surroundings. The ALDP states that '*a TA will*

require to be submitted for all development proposals which fall at or above the threshold for each land use'. The TA considers travel-related issues such as safety, trip generation, access junction design and new infrastructure requirements.

2.3.5 The ALDP comments that all developments requiring a Transport Assessment will also require a Travel Plan to be submitted in support of the development. The ALDP states that a Travel Plan is *'a scheme introduced by employers to reduce the level of travel demand and implement mode sharing'*. A Travel Plan is not required to support the farm shop and restaurant proposal at Piperdam, given that the proposal is supported by a simplified Transport Statement rather than a Transport Assessment.

2.3.6 The **Local Transport Strategy 2000** (LTS) outlines the policies and interventions adopted by Angus Council to guide the planning and improvement of the local road network over a five year period.

2.3.7 The LTS sets out four high level aims, as follows:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- prudent use of natural resources;
- maintenance of high and stable levels of economic growth and employment.

2.3.8 The planning approach adopted by Angus Council states a number of key themes and priorities. These include:

- to aim to provide excellent public services, maximising the use of available resources to meet local needs;
- to improve economic prosperity in Angus;
- to improve the environment and the quality of life in Angus, with an emphasis on sustainability;
- to promote equal opportunities/reduce inequalities in Angus;
- to develop partnerships.

2.4 Conclusion

2.4.1 The proposed development site is considered to be in accordance with the relevant Transport Planning Policy and Guidance at National, Regional and Local levels.

3 Site Accessibility

3.1 General Accessibility

3.1.1 The site is located next to Piperdam which is approximately 8 miles to the north-west of Dundee City Centre and 2.4 miles from Muirhead and Birkhill. Proposed vehicle access is from the A923 at the northern boundary of the site. Pedestrian access to the site will also be taken from the A923 at the vehicular access. Cycle connectivity to the site can also be taken via the vehicle access point with appropriate cycle facilities available on site.

3.1.2 This chapter of the report considers the accessibility of the site by each travel mode in turn, considering firstly the most sustainable modes of walking and cycling.

3.2 Walking Accessibility

3.2.1 Walking is the most sustainable mode of transport and it promotes good health and has significant environmental benefits when compared to similar journeys made by car. It is recognised that thirty minutes of brisk walking per day can make a significant difference to a person's health, which should be encouraged.

3.2.2 A walking catchment of up to 1,600m (20 minutes) is recognised in Transport Planning Guidance as being appropriate. PAN 75 also states that the quality of walking and cycling networks within 800m of a development can influence accessibility on foot. Figure 3-1, contained within Appendix B, shows walking isochrones that represent 400, 800 and 1,600m walking distances from the centre of the site; these distances relate to walking times of approximately 5, 10 and 20 minutes respectively (measured along formal footway connections to and from the existing site).

3.2.3 Figure 3-1 also identifies local residential and holiday accommodation areas that are within walking distance of the proposed Mullin's Farm Shop. This includes the following:

- Piperdam Wooden Lodges (within 1km)
- Piperdam Private Housing (within 1.4km)
- Piperdam Lochside Lodges (within 1.6km)

3.2.4 The wider established pedestrian network within Piperdam consists of lit footways in good condition. There is currently no footway along the A923 to the east of the

existing access junction to Piperdam. The proposal includes a new section of 2m wide footway on the south side of the A923 from Piperdam Drive to the site access to allow pedestrian access from Piperdam and from the bus stops at Piperdam Drive.

- 3.2.5 The internal footways will connect directly to the main entrance to both the farm shop and the restaurant. The new footways will be constructed to provide safe access to the site from the surrounding areas, and encourage this mode of travel for people travelling to the site on foot from Piperdam.

3.3 **Cycling Accessibility**

- 3.3.1 A cycling distance of 8km is recognised as being acceptable for most people. Figure 3-2 in Appendix B shows the 4km and 8km cycling radius from the proposed development site. The 8km radius encompasses hamlets, villages and towns including Piperdam, Muirhead, Birkhill, Fowlis, Lundie, Liff, and Auchterhouse, offering a reasonable cycle commuting opportunity for staff travelling from there.

- 3.3.2 Transport Planning Guidance generally identifies a 30 to 40 minute cycle time as a maximum threshold within which cycle trips remain attractive. The whole of Piperdam is located within 1.6km of the proposed development site. As well as being accessible on foot, residents and visitors to Piperdam will have the option to cycle to the farm shop and restaurant.

- 3.3.3 Cycling to the site would involve making use of the A923. The A923 is a public road which is already used by cyclists. Many people cycle on the rural roads around Piperdam, including the A923, as a leisure pursuit. The proposed shop, café and restaurant would offer an opportunity for leisure cyclists to stop for refreshments.

3.4 **Public Transport**

- 3.4.1 The site benefits from having eastbound and westbound bus stops located within 400m of the proposed site access, ensuring that the site is in accordance with SPP accessibility criteria. The bus stops are visited by services which provide options for staff and customers travelling from Dundee and other towns including Coupar Angus and Blairgowrie.

- 3.4.2 The closest bus stops are located on the A923 adjacent to Piperdam Drive and are served by the Stagecoach 59 bus service. The bus route travels between Dundee and Blairgowrie. These buses can be used for access to the proposed development,

and require a walking distance of less than 400 metres to access the site along proposed footways on the A923.

- 3.4.3 Service 59 operates every 60 mins from Monday to Friday. The first bus passes the site westbound at 08:11 and the last bus is at 23:22 towards Blairgowrie. In the eastbound direction, towards Dundee, the first bus passes the site at 07:11 and the last bus is at 19:16. The 59 service also operates hourly on Saturdays, between 08:11 and 19:16 towards Dundee and between 09:13 and 23:22 towards Blairgowrie. There are limited services on Sundays, with 4 daily services available between 10:11 and 17:13 in both the eastbound and westbound directions. Figure 3-3, contained within Appendix B shows the existing bus stop locations and bus routes.

Service	Route	General Frequencies		
		Mon-Fri	Sat	Sun
Operator – Stagecoach Perth				
59	Dundee - Blairgowrie	60 mins	60 mins	4 / day

Table 3-1: Local Bus Service Information

3.5 Local Road Network

- 3.5.1 The site will be accessible from a single vehicle access point on the northern boundary of the site at the A923. This consists of a wide two-way access route and will contain a ghost island on the A923 at the junction.
- 3.5.2 The A923 is a 6m wide 60mph road and it provides a link into the existing Piperdam settlement via Piperdam Drive, which is a 30mph zone. Information on the Department for Transport website shows that in 2018 two-way Annual Average Daily Traffic (AADT) on the A923 just to the east of the site (count site reference 74331) was 4,365 vehicles. Heavy vehicles and buses represented 6% of the traffic flow.
- 3.5.3 The A923 is a local distributor road which provides a direct link to Dundee to the south-east and Coupar Angus (11km) and Blairgowrie (19km) to the north-west. It offers a very good road link to the surrounding area, allowing easy access to the site by cars and large vehicles.

4 Development Proposal

4.1 Existing Site

4.1.1 The site is currently vacant land. The A923 borders the site to the north and woodland is located to the east, west and south of the site.

4.2 Proposed Development

4.2.1 The development proposal is a single building containing a restaurant / bar, café & takeaway and farm shop. The building will have a floor area of around 1,500sqm. The proposal includes a separate single dwelling. The proposal also includes 160 car parking spaces and 2 bus parking spaces.

4.2.2 The proposed site layout is shown on Drawing No. 633-02-Rev.C in Appendix C.

4.3 Pedestrian and Vehicular Access

4.3.1 Vehicular access to the site will be constructed from the A923 via a priority controlled ghost island junction. Vehicles will be entering to the east of the main farm shop building. As agreed with Angus Council, the junction will provide 2.5m x 215m visibility to exiting vehicles approaching from both directions on the A923, which meets the required standard for a junction onto a 60mph.

4.3.2 Access to the car park is provided from the main site access road and incorporates car parking, designated disabled parking and cycle parking using 'Sheffield Stands'.

4.3.3 Fairhurst Drawing No. 139307 / sk1001, contained in Appendix D illustrates the overall Road Layout proposals which includes the pedestrian footway provision proposed and all relevant visibility splays.

4.3.4 Pedestrian access to the site will be made available from two separate locations. A footway will be constructed on the south side of the A923 which will extend the footway on Piperdam Drive to the proposed site access junction. Additionally, a footpath link will be made from the north-west corner of the site to the new section of A923 footway, in order to provide a direct link to the A923 bus stops. It will also be a shorter pedestrian route for people walking to the development from Piperdam

4.3.5 The proposed pedestrian link will provide a good connection to housing in Piperdam and to the local bus stops on the A923, This fulfils site accessibility requirements set out in SPP and PAN 75, as discussed in Chapter 2 of this report.

5 Trip Generation

5.1 Introduction

5.1.1 This chapter considers anticipated trip generation associated with the proposed development.

5.2 Methodology

5.2.1 The methodology to estimate the level of vehicle trips that will be generated by the proposed development has been agreed with Angus Council and is as follows:

- Use the TRICS database to find survey data for comparable sites with similar characteristics (i.e. facilities, floor area and site location).
- Summate the comparable site trips and produce average vehicle trip profiles for the similar sites.
- Scale the estimated average trips from the example sites to represent the proposed development site, based on the proposed site Gross Floor Area (GFA).

5.3 Vehicle Trip Generation

Weekday Trip Generation

5.3.1 A trip assessment has been undertaken utilising the TRICS database. As the development site is to be a Farm Shop, Restaurant and Café / Takeaway, the TRICS category, 'MIXED', 'FARM DIVERSIFICATION' was selected. The TRICS database produced a list of similar land uses. The most appropriate sites based upon location and GFA were selected. The TRICS Output Reports are contained within Appendix E.

5.3.2 For weekdays, surveys at Alder Carr Farm House near Ipswich (Tuesday 3rd June 2008) and Buffalo Farm House near Edinburgh (Thursday 28th October 2010) were selected. The results of the surveys were appropriately scaled to reflect the GFA of approximately 1,500sqm proposed building within the development site at Piperdam. Table 5-1 indicates the vehicle trips that are anticipated in the typical weekday AM and PM network peak hours for the proposed Mullin's Farm Shop, Piperdam.

1,500sqm	Mullin's Farm Shop			
Vehicles	AM Peak Hour		PM Peak Hour	
	08:00 - 09:00		17:00 - 18:00	
	In	Out	In	Out
Trip Generation	9	4	15	13
Two-Way Trips	13		28	

Table 5-1: Estimated AM and PM Network Peak Hour Vehicle Trips on a Weekday

5.3.3 The development is expected to generate around 13 and 28 two-way vehicle trips during the weekday AM and PM network peak hours respectively. This is based on surveys on a Tuesday and Thursday. Vehicle trips associated with the restaurant on a Friday evening could be expected to be higher, and more akin to weekend traffic generation.

5.3.4 Analysis of the TRICS data indicates that on weekdays the busiest hour for the development could be 14:00 – 15:00. Table 5-2 indicates the vehicle trips that are expected during 14:00 – 15:00 on a weekday.

1,500sqm	Mullin's Farm Shop	
Vehicles	Development Peak Hour	
	14:00 - 15:00	
	In	Out
Trip Generation	26	24
Two-Way Trips	50	

Table 5-2: Estimated Development Peak Hour Vehicle Trips on a Weekday

5.3.5 The site is expected to generate around 50 two-way vehicle trips during 14:00 – 15:00 on a weekday.

5.3.6 Table 5-3 indicates the total vehicle trips that are expected to be generate from 07:00 – 19:00 on a standard weekday. Unfortunately the TRICS data that the table is based on does not provide trip generation estimates later into the evening.

1,500sqm	Mullin's Farm Shop	
Vehicles	Weekday Daily Trips	
	07:00 – 19:00	
	In	Out
Trip Generation	187	185
Two-Way Trips	372	

Table 5-3: Estimated Daily Vehicle Trips on a Weekday 07:00 – 19:00

5.3.7 The site is expected to generate around 372 total two-way vehicle trips during a typical weekday from 07:00 – 19:00.

Weekend Trip Generation

5.3.8 A similar trip assessment has also been undertaken for weekends using the TRICS database. As before, the TRICS category, 'MIXED', 'FARM DIVERSIFICATION' was selected. Surveys at Sacrewell Farm House near Peterborough (Saturday 17th October 2010) and Gatcombe Farm House near Bristol (Sunday 30th September 2018) were selected. Again, the results of the surveys were scaled to reflect the GFA of the proposed development at Piperdam. The TRICS Output Reports are contained within Appendix E.

5.3.9 The TRICS data indicates that the proposed development will generate peak traffic during 14:00 – 15:00 on weekends. Table 5-4 indicates the vehicle trips that are expected during 14:00 – 15:00 on weekends for the proposed development.

1,500sqm	Mullin's Farm Shop	
Vehicles	Development Peak Hour	
	14:00 - 15:00	
	In	Out
Trip Generation	45	38
Two-Way Trips	83	

Table 5-4: Estimated Development Peak Hour Vehicle Trips on a Weekend Day

5.3.10 The site is expected to generate around 83 two-way vehicle trips during 14:00 – 15:00 on a weekend day.

5.3.11 Table 5-5 indicates the total vehicle trips that are expected to be generated by the development from 09:00 – 18:00 on a weekend day. Unfortunately the TRICS data that the table is based on does not provide trip generation estimates later into the evening.

1,500sqm	Mullin's Farm Shop	
Vehicles	Weekday Daily Trips	
	09:00 – 18:00	
	In	Out
Trip Generation	263	261
Two-Way Trips	523	

Table 5-5: Estimated Vehicle Trips for a Weekend Day 09:00 – 18:00

5.3.12 The development is expected to generate around 523 two-way vehicle trips during a weekend day from 09:00 – 18:00.

5.4 **Walking and Cycling Trips**

5.4.1 Given the close proximity of the site to residential properties and holiday accommodation to the south of the site, trips are also expected to occur by walking and cycling from Piperdam in particular.

6 Site Access Requirements

6.1 Junction Requirements

6.1.1 The proposed site access junction has been designed based on the DMRB CD123 document. Figure 2.3.1 of CD123 gives an indication of the type of priority junction that should be formed onto single carriageway roads, based on traffic flows. Figure 2.3.1 is replicated in Figure 6-1 below.

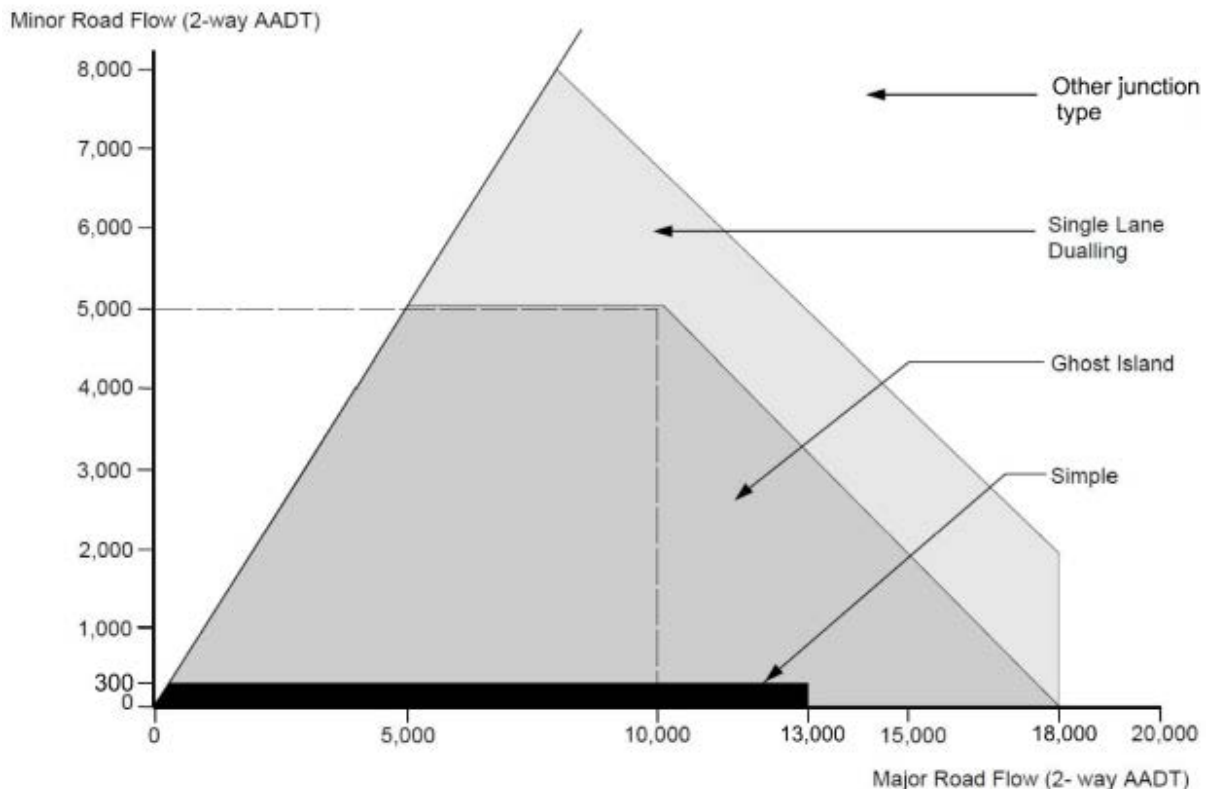


Figure 6-1: Replication of Figure 2.3.1 from DMRB CD123

6.1.2 The A923 has two-way AADT of 4,365 vehicles (2018 figures) close to the site. Based on TRICS data the development is expected to generate more than 300 two-way vehicles per day, but less than 1,000. In accordance with Figure 2.3.1 from DMRB CD123, traffic flows indicate that the appropriate form of junction to serve the development is a ghost island.

6.1.3 The proposed site access therefore takes the form of a ghost island and is designed in accordance with CD123. Table 6-1 shows the geometry used to design the proposed ghost island junction.

Parameter	CD 123 Requirement
Turning Length	10m
Deceleration Length	80m
Direct Taper	25m
Through Lane Width	3m
Right Turn Width	3m
Ghost Island Tapers	1:30 = 90m length (based on 3m wide lane)

Table 6-1: DMRB CD 123 Ghost Island Junction Requirements

6.2 Junction Layout

6.2.1 Fairhurst Drawing No. 139307 / sk1002, contained in Appendix D, shows the proposed ghost island access for the development. An extract of the drawing is shown in Figure 6-2 below. The junction includes a 6m wide site access road with 15m corner radii due to the rural nature of the junction and in anticipation that the development will serve buses and large service vehicles.

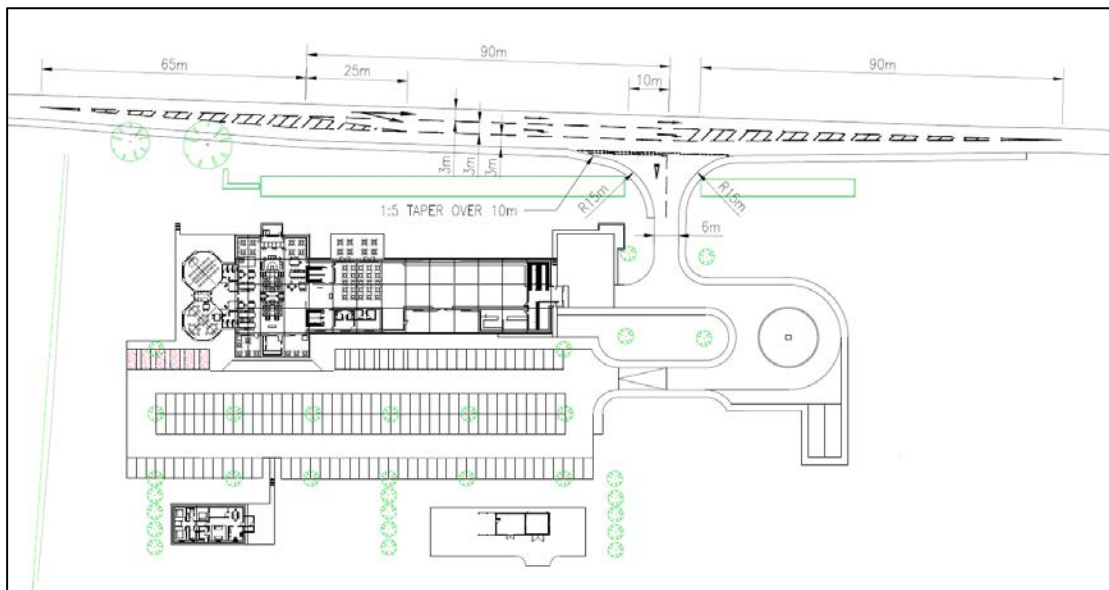


Figure 6-2: Proposed Ghost Island Junction Layout

6.3 Junction Visibility

- 6.3.1 The proposed junction will achieve visibility of 2.5m x 215m, as agreed with Angus Council. This is shown on Fairhurst drawing number 139307 / sk1001, contained in Appendix D.
- 6.3.2 Widening the A923 to form a ghost island access to the development site will also alter the eastern visibility sightline for vehicles joining the A923 from Piperdam Drive (which is spaced 242m west of the proposed site access). Drawing 139307 / sk1001

shows the revised 2.5m x 215m sightline to the east for Piperdam Drive. Landscaping associated with the development proposal will maintain that sightline.

6.4 Swept Path Analysis

6.4.1 Swept Path Analysis (SPA) has been undertaken for a refuse lorry and a large coach which demonstrates that they can safely use the proposed access and move throughout the site. The SPA is shown on Fairhurst Drawing No. 139307 / sk1003, contained in Appendix D.

7 Parking

7.1 Parking Standards

7.1.1 The NRDG has been used to determine parking requirements for the proposed development. The 'Class 1 – Shops' category has been used for the Farm Shop parking provision. The 'Class 3 – Food & Drink' category has been used for the combined parking for the restaurant/bar and café.

7.1.2 Table 7-1 below presents car parking standards contained in the NRDG.

<i>Parking Type</i>	<i>Land Use</i>	<i>Parking Provision</i>
Car Parking	<i>Restaurant & Café (849sqm)</i>	<i>1 space per 5sqm</i>
	<i>Farm Shop (500sqm)</i>	<i>5 spaces per 100sqm</i>

Table 7-1 – Car Parking Standards for the Proposed Development

7.1.3 Table 7-2 below presents cycle parking standards contained in the NRDG.

<i>Parking Type</i>	<i>Land Use</i>	<i>Parking Provision</i>
Cycle Parking	<i>Restaurant & Café (849sqm)</i>	<i>1 space per 100sqm</i>
	<i>Farm Shop (500sqm)</i>	<i>1 space per 400sqm for staff plus 1 space per 400sqm for customers</i>

Table 7-2 – Cycle Parking Provision for the Proposed Development

7.1.4 Table 7-3 below presents disabled parking standards contained in the NRDG.

<i>Parking Type</i>	<i>Land Use</i>	<i>Parking Provision</i>
Disabled Parking	<i>Restaurant & Café (849sqm)</i>	<i>3 bays or 6% of total capacity, whichever is greater</i>
	<i>Farm Shop (500sqm)</i>	<i>3 bays or 6% of total capacity, whichever is greater</i>

Table 7-3 – Disabled Car Parking Provision for the Proposed Development

- 7.1.5 Table 7-4 shows what parking could be provided in accordance with NRDG standard. This based on the farm shop being 500sqm, the restaurant / bar having a public floor area of 716sqm and the café having a public floor area of 133sqm. .

<i>Land Use</i>	<i>Parking Standards</i>		
	<i>Car (max)</i>	<i>Disabled (min)</i>	<i>Cycle (min)</i>
<i>Restaurant & Cafe</i>	170	-	17
<i>Farm Shop</i>	25	-	3
<i>Total</i>	195	12	20

Table 4-4 – Parking Standards

- 7.1.6 Guidance suggests that a maximum of 195 car parking spaces would be allowed within the development. However this is an assessment based on all elements of the building operating independently of one another, and at maximum capacity at the same time. In reality that will not happen, as the different aspects of the development will generate peak custom at different times. For example, the café is likely to generate custom though the day whereas the restaurant will generate peak custom during evenings. Consequently it is appropriate to make an allowance for how the development will function when parking is being considered.

7.2 Parking Proposals

- 7.2.1 The site layout plan includes 160 car parking spaces, which is a reduction on 35 (18%) in comparison with what could be provided. It is reasonable to conclude that some customers for the restaurant & café will also be customers for the farm shop, therefore a reduction in car parking can be made to account for that. Similarly it is unlikely that the restaurant and café will operate at full capacity at the same time due to their slightly different function and attraction at different times of the day. The farm shop will also be closed during the evening when the restaurant is anticipated to generate peak custom. For these reasons it is concluded that the 160 car parking spaces proposed is appropriate for business requirements.
- 7.2.2 For a 160 space car park there is a minimum need for 6% (10) parking spaces to be marked for disabled users. The site layout includes 11 disabled spaces located close to the building entrance, which meets with Council standards.

- 7.2.3 The site layout also includes 2 bus parking spaces, which allows the development to accommodate any private bus parties.
- 7.2.4 The overall building requires 20 cycle parking spaces. These will be provided close to the building entrance and will be sheltered, secure and lit.

8 Summary and Conclusion

8.1 Introduction

8.1.1 Fairhurst has been commissioned by Forest Energy (Scotland) Ltd to prepare a Transport Statement (TS) in support of a planning application for a farm shop, café and restaurant / bar development on land to the north of Piperdam Leisure Resort, by Dundee.

8.2 Planning Policy Context

8.2.1 The proposed development site is considered to be in accordance with the relevant Transport Planning Policy and Guidance at National, Regional and Local levels.

8.3 Site Accessibility

8.3.1 The site is located next to Piperdam which is approximately 8 miles to the north-west of Dundee City Centre and 2.4 miles from Muirhead and Birkhill. Proposed vehicle access is from the A923 at the northern boundary of the site. Pedestrian and cycle access to the site will also be taken from the A923.

8.3.2 The wider established pedestrian network within Piperdam consists of lit footways in good condition. There will be new footways constructed allowing access to the site from the A923. The proposed footway on the south side of the A923 will allow pedestrian access from the bus stops at Piperdam Drive. Thus the development is capable of generating trips by walking and by bus, in compliance with planning policy.

8.3.3 Cycling to the site would involve making use of the A923. The A923 is a public road which is already used by cyclists. Many people cycle on the rural roads around Piperdam, including the A923, as a leisure pursuit. The proposed shop, café and restaurant would offer an opportunity for leisure cyclists to stop for refreshments.

8.3.4 The site benefits from having eastbound and westbound bus stops located within 400m of the proposed site access.

8.3.5 The closest bus stops are located adjacent to the existing access junction to Piperdam, which is served by the Stagecoach 59 bus service. The bus route travels between Dundee and Blairgowrie at a frequency of approximately 60 mins during the week and offering limited services on a Sunday.

8.3.6 The site will be accessible from a single vehicle access point on the northern boundary of the site at the A923. This consists of a wide two-way access route and will contain a ghost island on the A923 at the junction, designed in accordance with DMRB standards.

8.3.7 The A923 is a local distributor road which provides a direct link to Dundee to the south-east and Coupar Angus (11km) and Blairgowrie (19km) to the north-west, allowing easy access for all vehicles.

8.4 Development Proposals

8.4.1 The development proposal is a single building containing a restaurant / bar, café & takeaway and farm shop. The building will have a floor area of around 1,500sqm. The proposal includes a separate single dwelling. The proposal also includes 160 car parking spaces and 2 bus parking spaces.

8.4.2 Access to the car park is provided from the main site access road and incorporates car parking, designated disabled parking and cycle parking using 'Sheffield Stands'.

8.4.3 Pedestrian access to the site will be made available from two separate locations. A footway will be constructed on the south side of the A923 which will extend the footway on Piperdam Drive to the proposed site access junction. Additionally, a footpath link will be made from the north-west corner of the site to the new section of A923 footway, in order to provide a direct link to the A923 bus stops.

8.5 Trip Generation

8.5.1 The site is expected to generate around 372 total two-way vehicle trips during a typical weekday from 07:00 – 19:00 and around 523 two-way vehicle trips during a weekend day from 09:00 – 18:00.

8.5.2 Given the close proximity of the site to residential properties and holiday accommodation to the south of the site, trips will also occur by walking and cycling from Piperdam in particular.

8.6 Site Access Requirements

8.6.1 The proposed site access junction has been designed based on the DMRB CD123 document and can provide the required 2.5m x 215m visibility splays.

8.6.2 The A923 has two-way AADT of 4,365 vehicles (2018 figures) close to the site. Based on TRICS data the development is expected to generate more than 300 two-way

vehicles per day, but less than 1,000. The proposed site access therefore takes the form of a ghost island and is designed in accordance with CD123.

8.6.3 The junction includes a 6m wide site access roads with 15m corner radii due to the rural nature of the junction and in anticipation that the development will serve buses and large service vehicles. Widening the A923 to form a ghost island access to the development site will also alter the eastern visibility sightline for vehicles joining the A923 from Piperdam Drive. The proposal will maintain the existing visibility splays.

8.6.4 Swept Path Analysis (SPA) has been undertaken for a refuse lorry and a large coach which demonstrates that they can safely use the proposed access and move throughout the site.

8.7 Parking

8.7.1 The proposal includes a 160 space car park. This is less than what could be provided in accordance with parking standards, but is considered to be appropriate for demand. For a 160 space car park there is a minimum need for 6% (10) parking spaces to be marked for disabled users. The site layout includes 11 disabled spaces located close to the building entrance, which meets with Council standards.

8.7.2 The site layout also includes 2 bus parking spaces, which allows the development to accommodate any private bus parties.

8.7.3 The overall building requires 20 cycle parking spaces. These will be provided close to the building entrance and will be sheltered, secure and lit.

8.8 Conclusion

8.8.1 The site is accessible by walking, cycling and public transport, in accordance with transport planning policy. The site access is in accordance with DMRB design standards and the level of parking that is proposed is appropriate and within Council standards.

8.8.2 Traffic associated with the proposed development is not expected to result in any significant impact on the local road network.

8.8.3 It is concluded that no significant traffic or transport impacts will arise from the development.

Appendix A

Scoping Correspondence

Liam Milne

From: GwynneAG <GwynneAG@angus.gov.uk>
Sent: 28 August 2020 11:50
To: Liam Milne
Subject: RE: 139307: Mullins Farm Shop, Piperdam - Scoping Statement

Liam

With reference to your email sent on Thursday 20 August 2020 I can confirm that the methodology and proposals are suitable for inclusion in your report

Regards

Adrian

From: Liam Milne <liam.milne@fairhurst.co.uk>
Sent: 20 August 2020 15:10
To: GwynneAG <GwynneAG@angus.gov.uk>
Cc: Ross McDonald <ross.mcdonald@fairhurst.co.uk>
Subject: 139307: Mullins Farm Shop, Piperdam - Scoping Statement

Adrian,

Fairhurst have been appointed to prepare a Transport Statement to support a planning application (reference 20/00408/FULL) for the development of Mullins Farm Shop, Coupar Angus Road, Piperdam. The site is located to the north of the residential properties at Piperdam Golf & Lesiure Resort. The A923, Piperdam Drive and Woodlands Road border the site to the north, west and south, respectively. Bordering the site to the east is felled woodland. We are aware of a consultation response from Angus Council Roads dated 22nd July 2020.

The site proposal contain a restaurant, café & takeaway and a farm shop within a 1,500sqm GFA building. The farm shop area will be around 500sqm. The ground floor plan is attached. There is also one house proposed in the south of the site. Parking will be provided in line with NRDG standards.

We proposed to undertake a Transport Statement to support the planning application. The sections below sets out our scoping proposal:

Site location

The Mullins Farm Shop site extends approximately 1.7 Ha to the north of Piperdam Golf & Leisure Resort. The proposals will also include car, cycle and disabled parking as well as bus parking and drop-off areas adjacent to the main farm shop building.

The site location is shown in Figure 1.



Figure 1: Site Location Plan

Site Access Arrangements

The proposed vehicular access to the site will be from the A923 to the north of the site via a ghost island arrangement, which matches the form of junction nearby on the A923 at Piperdam. Pedestrian access to the site will also be from the A923.

Junction form and geometry requirements will be discussed further and presented within our report, along with the relevant vehicle swept path analysis drawings.

Parking

Car parking is to be provided in accordance with the National Roads Development Guide (NRDG) car parking standards. It is anticipated that the café and restaurant will not be operational at concurrent times.

Trip Generation

Weekday Trip Generation

A trip assessment has been undertaken utilising the TRICS database. As the development site is to be a Farm Shop, Restaurant and Café / Takeaway, the TRICS category, 'MIXED', 'FARM DIVERSIFICATION' was selected. The TRICS database produced a list of similar land uses. The most appropriate sites based upon location and GFA were selected. TRICS reports for these sites are attached.

For weekdays, surveys at Alder Carr Farm House and Buffalo Farm House were selected. The results of the surveys were appropriately scaled to adhere to the GFA of approximately 1500sqm within the development site at Piperdam. The TRICS Output Report is attached.

Table 1 indicates the vehicle trips rates that are anticipated in the AM and PM network peak hours for the proposed Mullins Farm Shop, Piperdam.

1500sqm	Mullins Farm Shop			
	AM Peak Hour		PM Peak Hour	
	08:00 - 09:00		17:00 - 18:00	
	In	Out	In	Out
Trip Generation	9	4	15	13
Two-Way Trips	13		28	

Table 1: Estimated AM and PM Network Peak Hour Vehicle Trips for the Weekday

The site is expected to generate around 13 and 28 two-way vehicle trips during the weekday AM and PM network peak hours, respectively.

Table 2 indicates the vehicle trips that are expected in the daily development peak hour for the proposed Mullins Farm Shop, Piperdam.

1500sqm	Mullins Farm Shop	
Vehicles	Development Peak Hour	
	14:00 - 15:00	
	In	Out
Trip Generation	26	24
Two-Way Trips	50	

Table 2: Estimated Development Peak Hour Vehicle Trips for the Weekday

The site is expected to generate around 50 two-way vehicle trips during the weekday development peak hour.

Table 3 indicates the total trips from 07:00 – 19:00 estimated to be produced by the new development during a standard weekday.

1500sqm	Mullins Farm Shop	
Vehicles	Weekday Daily Trips	
	07:00 – 19:00	
	In	Out
Trip Generation	187	185
Two-Way Trips	372	

Table 3: Estimated Daily Vehicle Trips for the Weekday

The site is expected to generate around 372 total two-way vehicle trips during a standard weekday from 07:00 – 19:00.

Weekend Trip Generation

A trip assessment has also been undertaken for weekends using the TRICS database. As before, the TRICS category, 'MIXED', 'FARM DIVERSIFICATION' was selected. Surveys at Sacrewell Farm House and Gatcombe Farm House were selected. Again, the results of the surveys were scaled to reflect the GFA of the proposed development. The TRICS Output Report is attached.

Table 4 indicates the vehicle trips that are expected in the development peak hour for the proposed Mullins Farm Shop, Piperdam.

1500sqm	Mullins Farm Shop	
Vehicles	Development Peak Hour	
	14:00 - 15:00	
	In	Out
Trip Generation	45	38
Two-Way Trips	83	

Table 4: Estimated Development Peak Hour Vehicle Trips for the Weekend

The site is expected to generate around 83 two-way vehicle trips during the weekend development peak hour.

Table 5 indicates the total trips estimated from 09:00 – 18:00 to be produced by the new development during a weekend day.

1500sqm	Mullins Farm Shop
---------	-------------------

Vehicles	Weekday Daily Trips	
	09:00 – 18:00	
	In	Out
Trip Generation	263	261
Two-Way Trips	523	

Table 5: Estimated Vehicle Trips for the Weekend 09:00 – 18:00

The site is expected to generate around 523 total two-way vehicle trips during a weekend day from 09:00 – 18:00.

Traffic Impact

It is expected that given the close proximity of the site to the residential properties in the south of the development, that trips will also occur by walking and cycling from Piperdam. As a result, the vehicle trips calculated from the TRICS database may be reduced.

Based on the above, we consider that a Transport Statement that will comment on the following transportation matters, would be sufficient to support the planning application.

- Planning Policy Context
- Site Accessibility
- Development Proposals
- Trip Generation
- Site Access Requirements
- Parking
- Servicing

We do not proposed detailed traffic capacity analysis of any junctions.

I would appreciate your confirmation that the above methodology and proposals are suitable for inclusion within the Transport Statement. If you require any further information at this time, please don't hesitate to contact me.

Regards,

Liam

Liam Milne, MEng (Hons) GMICE
Graduate Engineer - Transportation

FAIRHURST

engineering solutions, delivering results

Britannia House
Endeavour Drive
Arnhall Business Park
Westhill
AB32 6UF
Tel: 01224 047320
DDI: 01224 047343
Website: www.fairhurst.co.uk

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Appendix B

Site Accessibility Maps

Project Title:
139307: Mullin's Farm Shop at
Piperdam, by Dundee

Drawing Title:
Figure 3-1: Walking Accessibility

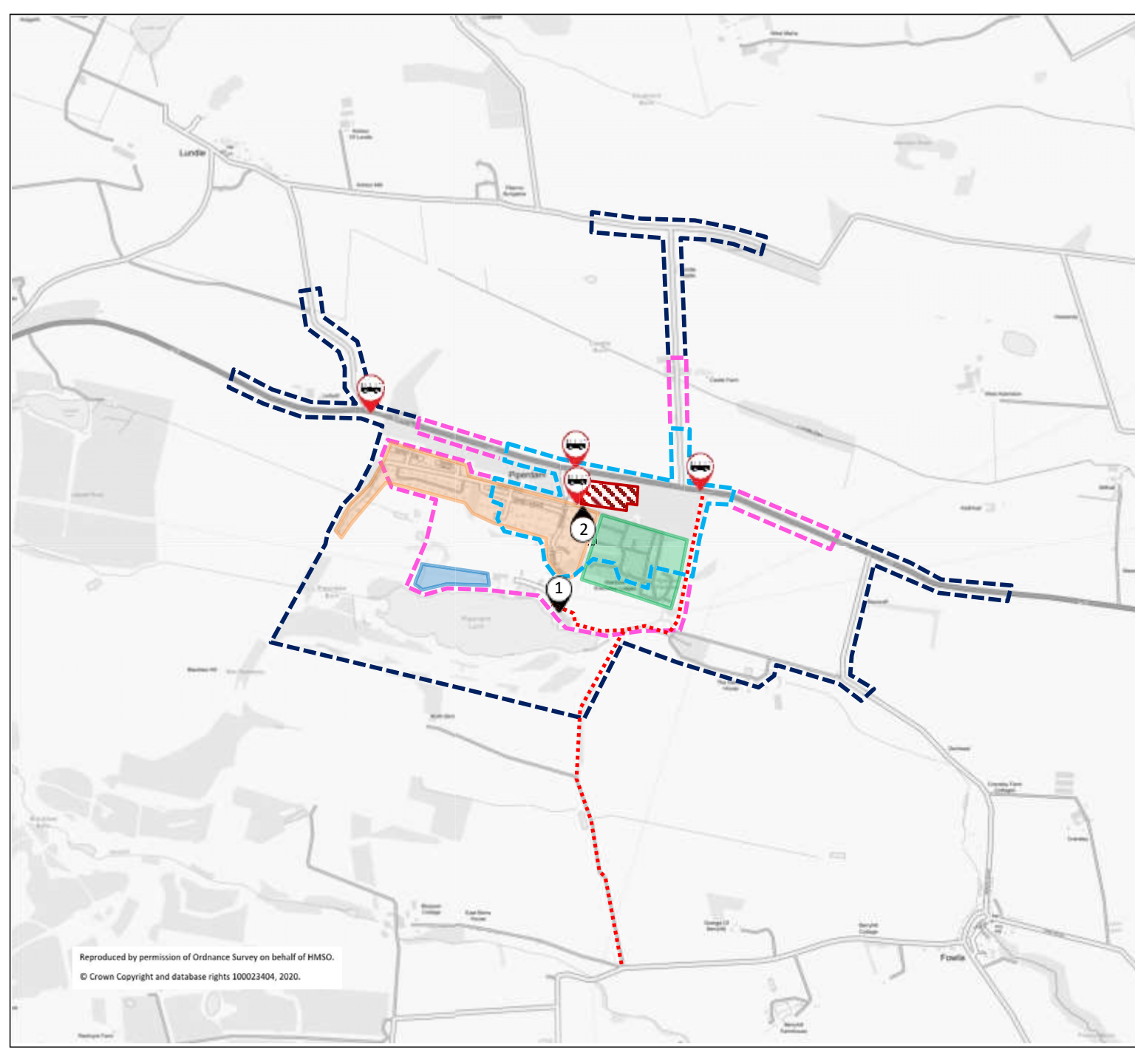
KEY:

-  Development Site
-  400m Walking Isochrone
-  800m Walking Isochrone
-  1600m Walking Isochrone
-  Core Path Network
-  Piperdam Wooden Lodges
-  Piperdam Private Housing
-  Piperdam Lochside Lodges
-  Bus Stop

Local Amenities

1. Piperdam Leisure Resort
2. Post Box

Client:	Drawn by: TL Date: 19/08/20 Britannia House Endeavour Drive Arnhall Business Park Westhill AB32 6UF T: 01224 047320 F: 01224 323201
---------	---



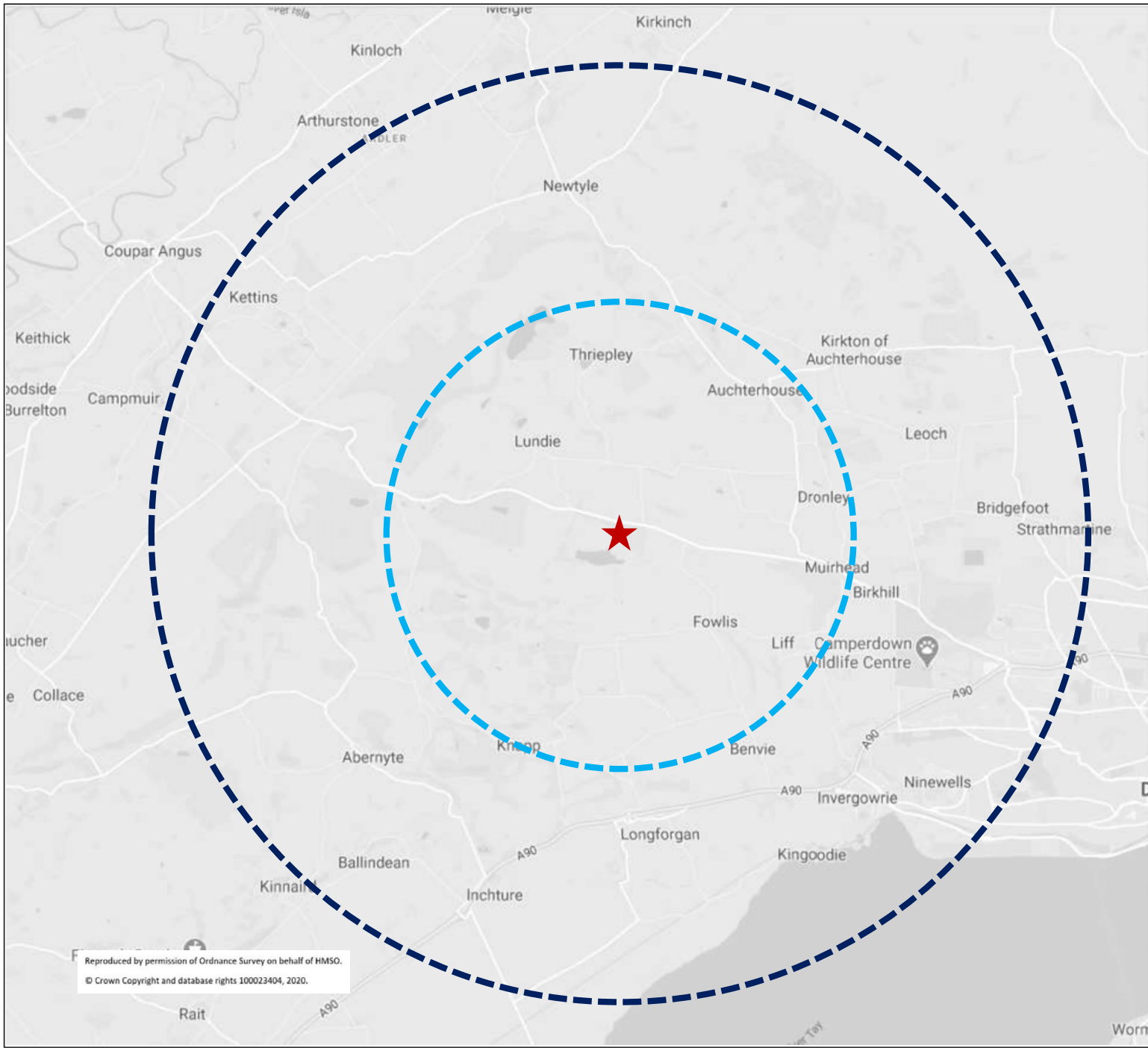
Project Title:
139307: Mullin's Farm Shop at
Piperdam, by Dundee

Drawing Title:
Figure 3-2: Cycling Radius

KEY:

-  Site
-  4km Cycling Isochrone
-  8km Cycling Isochrone

Client:	Drawn by: TL
	Date: 19/08/20
	Britannia House Endeavour Drive Arnhall Business Park Westhill AB32 6UF
	T: 01224 047320 F: 01224 323201



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Project Title:
139307: Mullin's Farm Shop at
Piperdam, by Dundee

Drawing Title:
Figure 3-3: Public Transport

KEY:

-  Development Site
-  59 Bus Service
-  Bus Stop

Client:

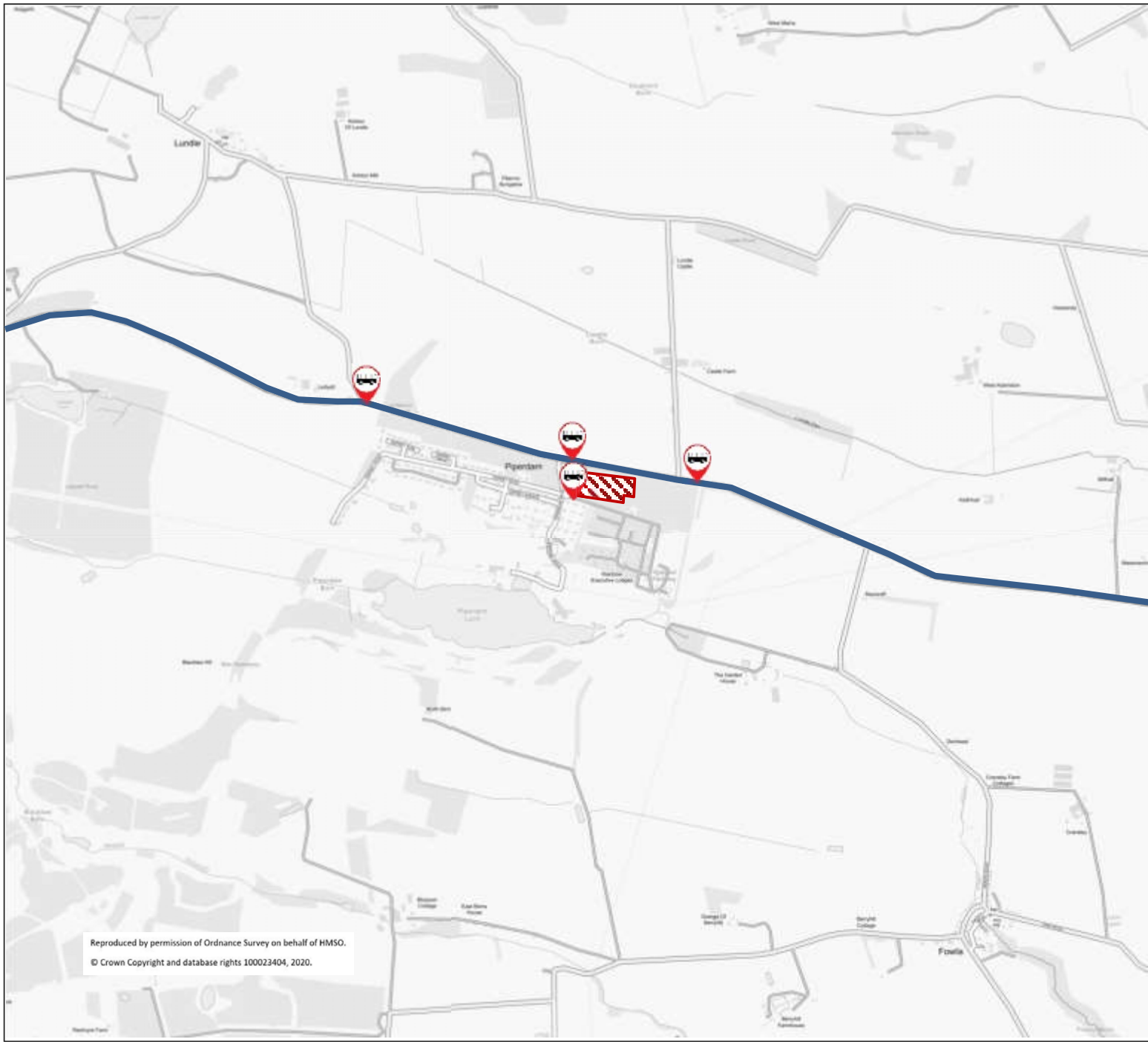
Drawn by: TL

Date: 19/08/20

Britannia House
Endeavour Drive
Arnhall Business Park
Westhill
AB32 6UF

T: 01224 047320
F: 01224 323201

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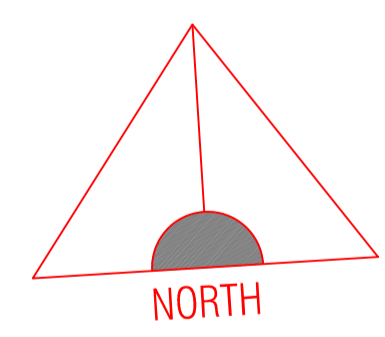
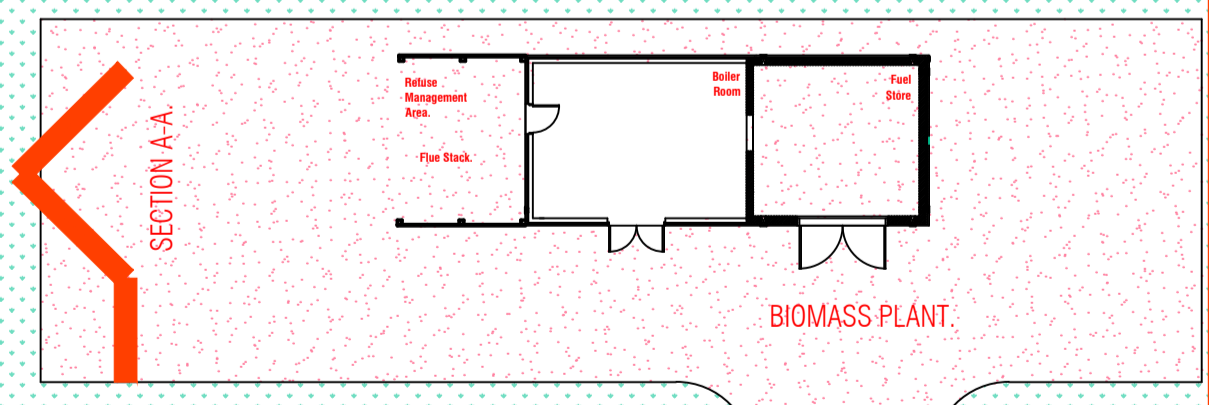
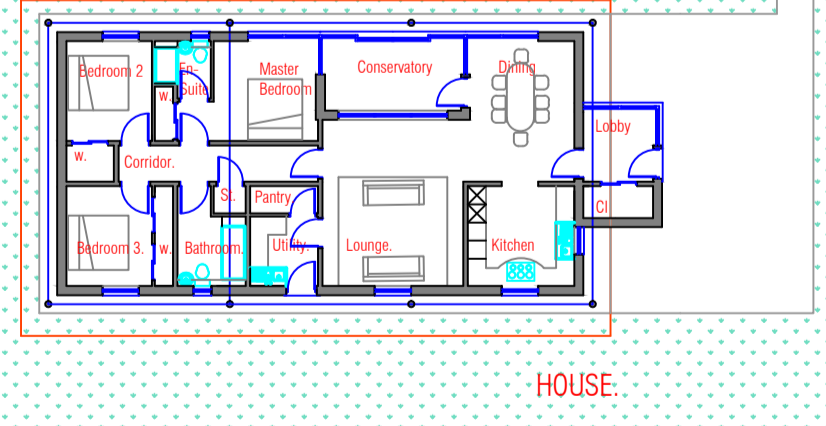
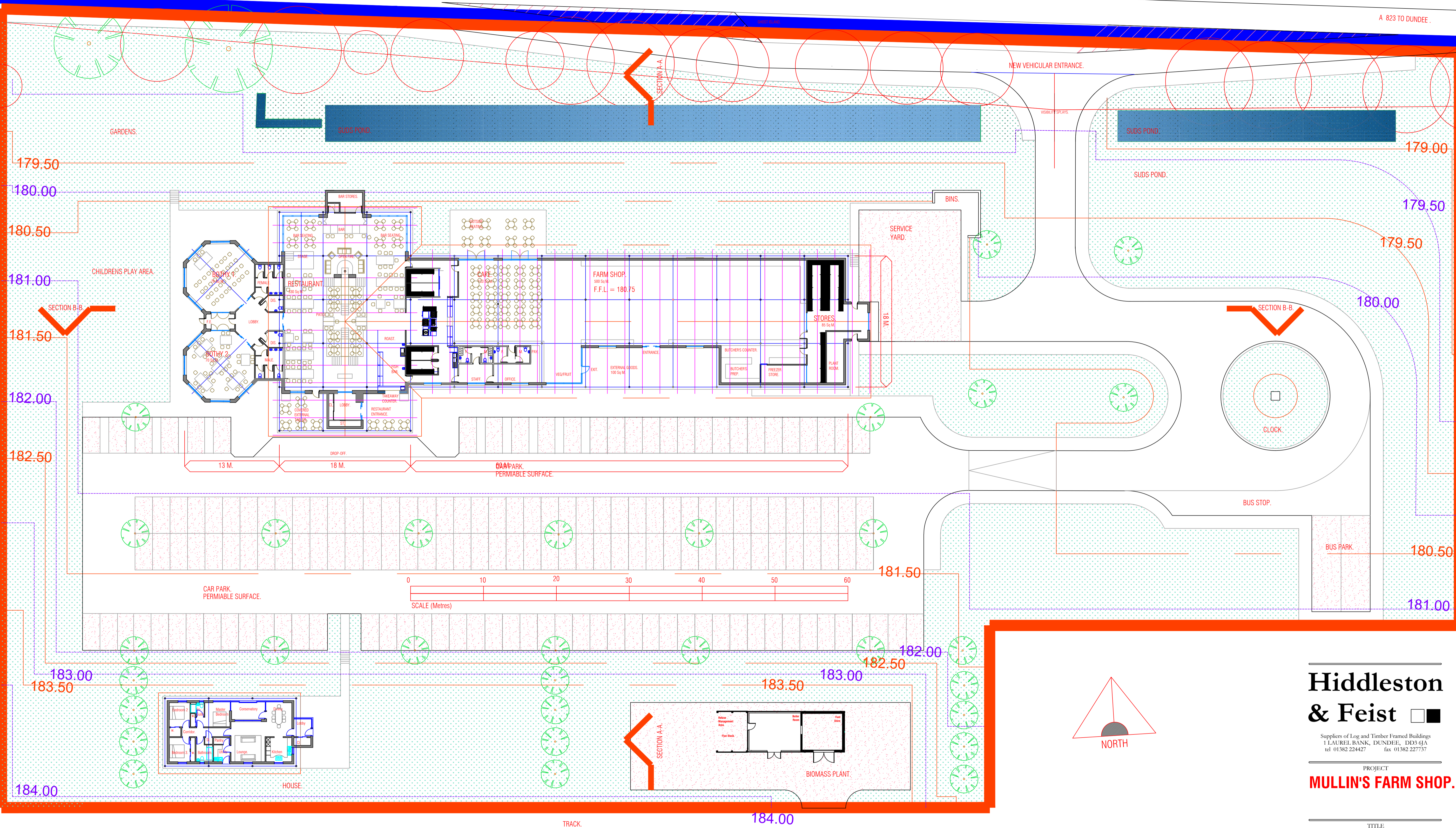


Appendix C

Site Layout Plan – Drawing No. 633-02-Rev.C

A 823 TO COUPAR ANGUS.

A 823 TO DUNDEE.



Hiddleston & Feist

Suppliers of Log and Timber Framed Buildings
1 LAUREL BANK, DUNDEE, DD3 6JA
tel: 01382 224427 fax: 01382 227737

PROJECT
MULLIN'S FARM SHOP.

TITLE
Site Layout Plan.

SCALE	DRAWN	DATE
	I.H.	July' 20
JOB NO.	DRG. NO.	REVISION
633	02	C

Site Layout Plan. Site Area 1.97Ha.

Appendix D

Visibility Splays - Fairhurst Drawing No. 139307 / sk1001

Proposed Junction General Arrangement – Fairhurst Drawing No.

139307 / sk1002

Swept Path Analysis – Fairhurst Drawing No. 139307 / sk1003

Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

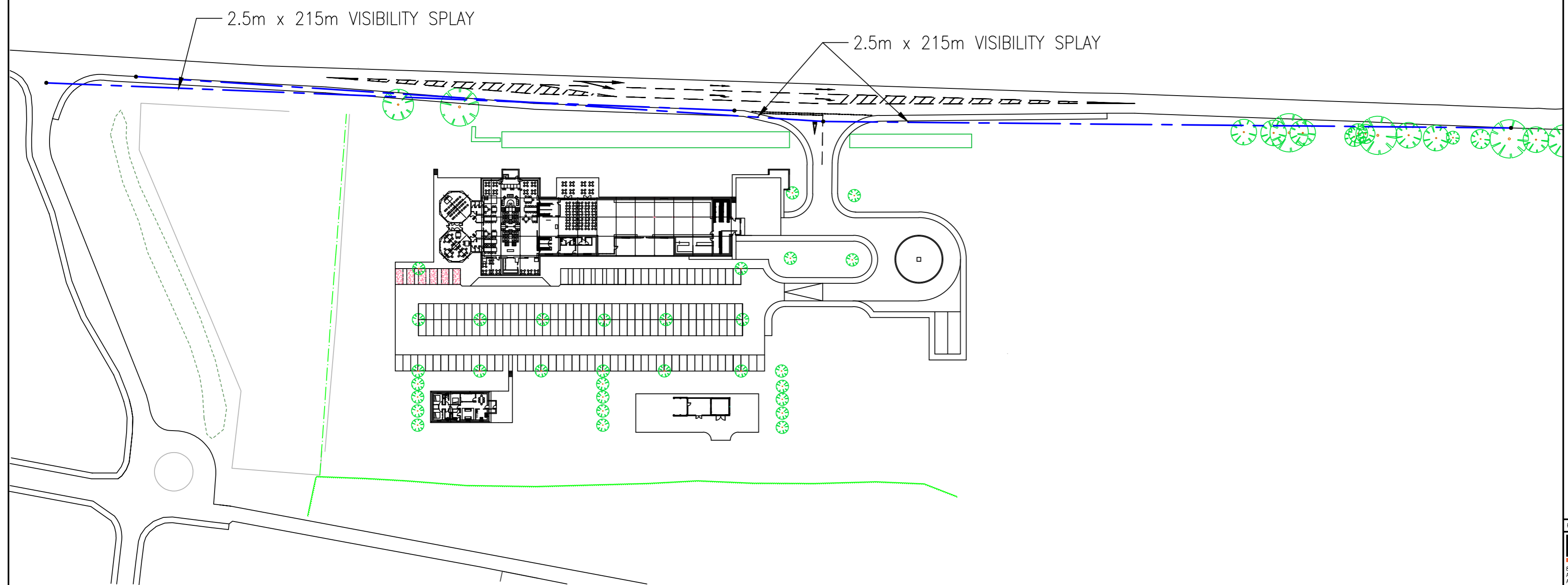
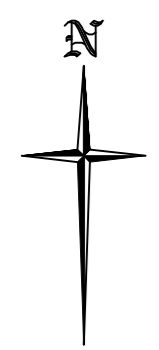
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



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Rev.	Date	Description	Drawn	Checked	Appd.
------	------	-------------	-------	---------	-------

FAIRHURST
 88 Queens Road
 ABERDEEN
 AB15 4YD
 Tel: 01224 321222
 Fax: 01224 323201

Project Title:
FARM SHOP, PIPERDAM

Drawing Title:
VISIBILITY SPLAYS

Scale at A2:	Status:	
1:200	For Information	
Drawn:	Checked:	Approved:
TL	RMcD	RMcD
Date:	Date:	Date:
18/08/20	25/08/20	25/08/20

Drawing No.: **139307/sk1001** Revision: **-**

Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

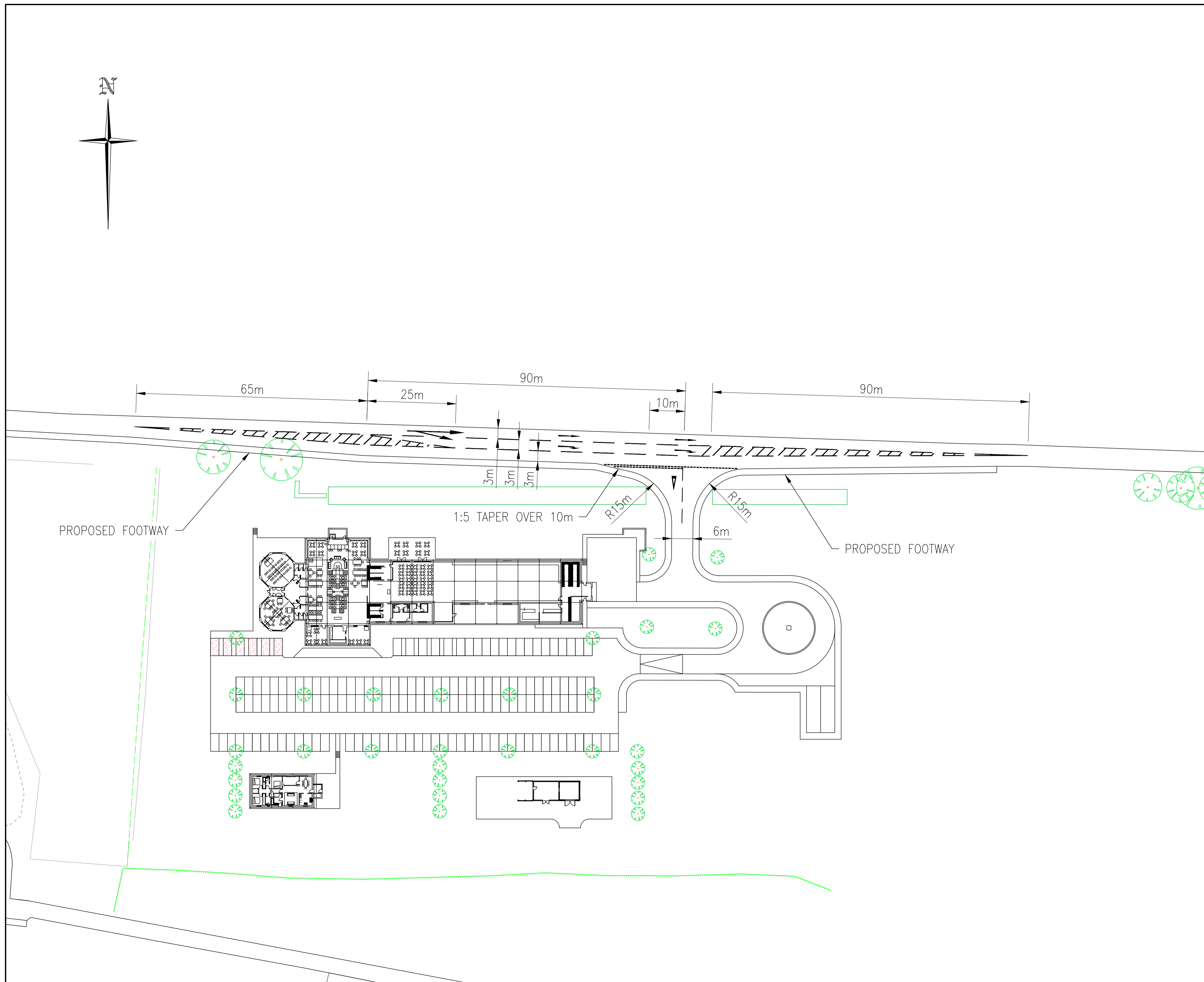
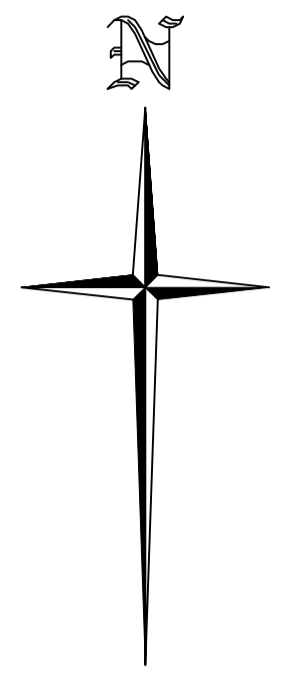
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

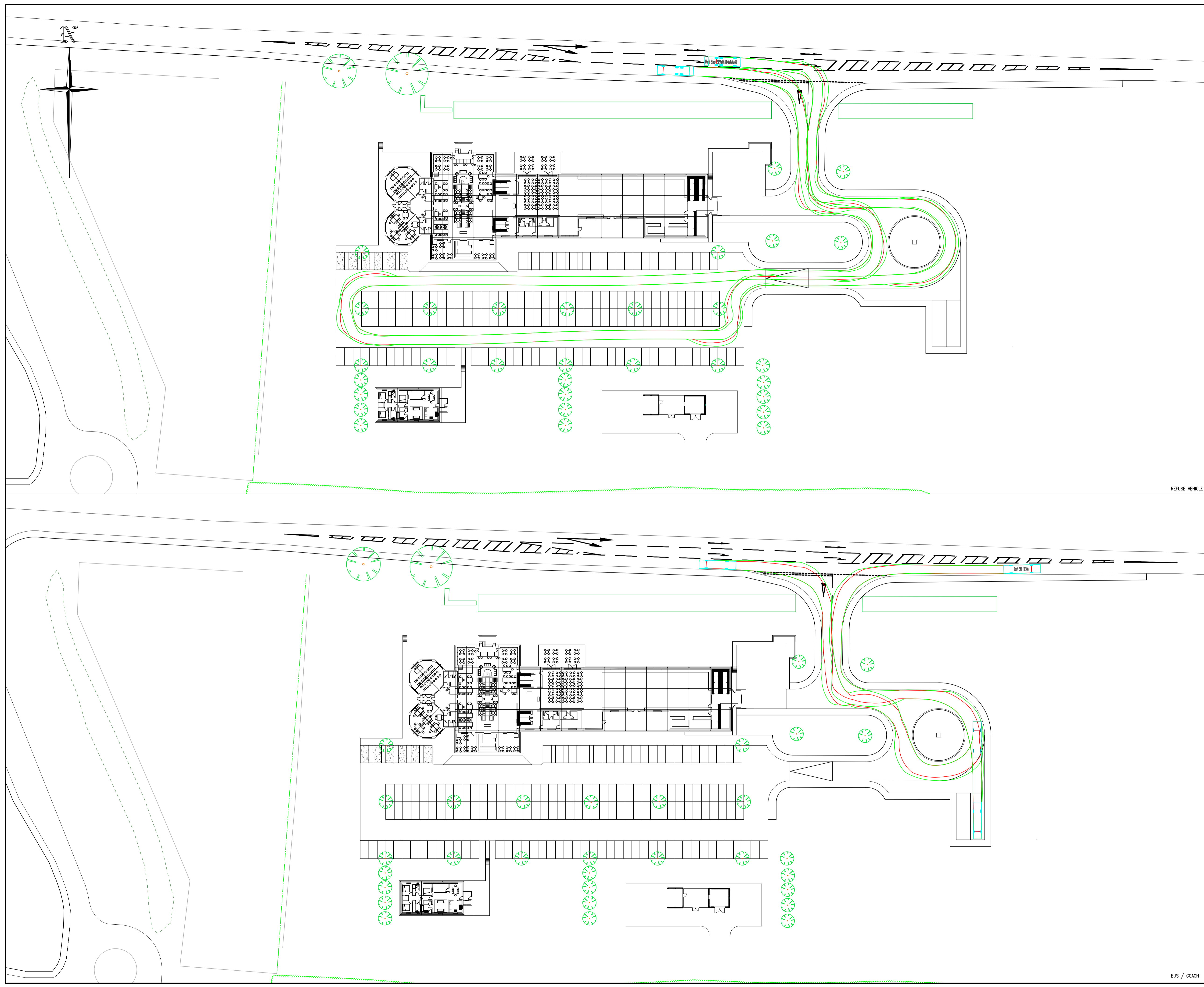
DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



Rev.	Date	Description	Drawn	Chkd	Appd
<p>FAIRHURST</p> <p>88 Queens Road ABERDEEN AB15 4YQ Tel: 01224 321222 Fax: 01224 323201</p>					
<p>Project Title: FARM SHOP, PIPERDAM</p>					
<p>Drawing Title: PROPOSED JUNCTION GENERAL ARRANGEMENT</p>					
<p>Scale of A1: 1:500</p>			<p>Status: For Information</p>		
Drawn: TL	Checked: RMcD	Approved: RMcD			
Date: 24/08/20	Date: 25/08/20	Date: 25/08/20			
<p>Drawing No.: 139307/sk1002</p>					<p>Revision: -</p>



Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

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RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

VEHICLE DIMENSIONS

Phoenix 2 Dug (P2-12W with Elite 6x4 chassis)

- Overall Length: 10.200m
- Overall Width: 2.530m
- Overall Body Height: 3.751m
- Min Body Ground Clearance: 0.304m
- Track Width: 2.500m
- Lock to lock time: 4.00s
- Kerb to Kerb Turning Radius: 7.800m

Dart SLF 10.50m

- Overall Length: 10.414m
- Overall Width: 2.360m
- Overall Body Height: 3.067m
- Min Body Ground Clearance: 0.302m
- Track Width: 2.300m
- Lock to lock time: 4.00s
- Kerb to Kerb Turning Radius: 9.499m

Rev.	Date	Description	Drawn	Chkd	Appd

FAIRHURST

88 Queens Road
 ABERDEEN
 AB15 4YQ
 Tel: 01224 321222
 Fax: 01224 323201

Project Title:
FARM SHOP, PIPERDAM

Drawing Title:
SWEPT PATH ANALYSIS

Scale at A1: 1:500	Status: For Information
Drawn: TL	Checked: RMcD
Date: 21/08/20	Date: 25/08/20
Approved: RMcD	Date: 25/08/20
Drawing No.: 139307/sk1003	Revision: -

Appendix E

TRICS Output Reports

Site Reference: SF-16-C-01
 Created: Version: 2008(b)v6.2.1 06/08/08
 Latitude/Longitude: 52.15620, 1.05534
 Land Use Type: 16 - MIXED/C - FARM DIVERSIFICATION
 Region/Area: EAST ANGLIA/SUFFOLK

Description: FARM DIVERSIFICATION
 Street: CREETING ST MARY
 District: IPSWICH
 Town: IPSWICH
 Post Code: IP6 8LX
 Planning Authority:

Location: Free Standing (PPS6 Out of Town)
 Location Sub Category: No Sub Category
 Use Class: Not Known

Population within 500m: 370
 Population within 1 Mile: 1,001 to 5,000
 Population within 5 Miles: 25,001 to 50,000
 Car ownership within 5 Miles: 2.1 to 2.5

Public Transport Provision Summary

Day	Period	Total buses/trams within 400m	Total Trains within 1000m	Total Services
Monday-Friday	0700-1900		24	24
Monday-Friday	0700-1000		6	6
Monday-Friday	1600-1900		6	6
Saturday	0700-1900		24	24
Sunday	0700-1900		12	12

Is site associated with a travel plan: No
 If not, are there any plans to implement a Travel Plan in the future? No
 Is survey data available before the implementation of the Travel Plan?
 Is the location of the site hilly or flat: Hilly
 Urban Regeneration: No

No. of developments for this Site: 8
 No. of survey Days for this Site: 1

Comments

The farm includes fields used to grow fruit, with a farm shop and a 'pick your own fruit' service. There is also further farm diversification with a number of small business and a cafe operating at the site. See the developments section for further details.

The site is situated to the east of Needham Market. The site is located within close proximity to the A14 which runs north to Stowmarket and south to Ipswich.

The nearest similar site is Partridges Farm located 13 km away.

There are seasonal opening times for this site:

- 01 Jan-30 Apr, Tue-Sat 0900-1730, Sun 1000-1600
- 01 May-31 May, Tue -Sat 0900-1730, Sun 1000-1600
- 01 Jun-31 Aug, Mon-Sat 0900-1730, Sun 1000-1600
- 01 Sep-31 Oct, Tue-Sat 0900-1730, Sun 1000-1600
- 01 Nov-31 Dec, Tue-Sat 0900-1630, Sun 1000-1600

The site is open on Bank Holidays.

Rail accessibility

- 7. Is there at least one railway station within 1 kilometre radius of the site?: Yes
- 8. If yes to question 7, is pedestrian access to the station satisfactory?: Yes

11. Please enter general comments/views about the relevance, quality and importance of public transport services relating to this development.

The Peterborough to Liverpool Street service stops at Needham Market Rail. There is 1 train per hour with a journey time to Liverpool street of approximately 1 hour 20 minutes.
 There are no bus stops within 400m of the site.

Design features encouraging non-car modes

12. Pedestrians

None

Fairhurst STREET NAME TOWN/CITY

Licence No: 109305

13. Pedal cycles

None

14. Public transport

None

SITE PHOTO



Site reference:	SF-16-C-01
Trade name:	THE COUNTRY STUDIO
Site area (h/a):	25.00
Open since	1985
Total Employees	1
Full Time Employees	1
Part Time Employees	0
Approximate % of total employees working standard 9-5 hours or similar	100%
Percentage Split of Employee Gender	
Male	0%
Female	100%
Name of nearest site	OONANGH GLEESON
Distance to nearest similar site	1.0 Km

OPENING TIMES (24 Hour format)

Mon to Thurs	10:00	to	17:00
Friday	10:00	to	17:00
Saturday	10:00	to	17:00
Sunday	10:00	to	17:00

Comments

The site area recorded is the site area for the entire site.
The GFA for the studio is 50 metres squared.

Site reference:	SF-16-C-01
Trade name:	THE OLD PIG POTTERY
Site area (h/a):	25.00
Open since	1983
Total Employees	3
Full Time Employees	2 66%
Part Time Employees	1 34%
Approximate % of total employees working standard 9-5 hours or similar	66%
Percentage Split of Employee Gender	
Male	66%
Female	34%
Name of nearest site	SOULE POTTERY
Distance to nearest similar site	7.0 Km

OPENING TIMES (24 Hour format)

Mon to Thurs	10:00	to	17:00
Friday	10:00	to	17:00
Saturday	10:00	to	17:00
Sunday	10:00	to	17:00

Comments

The site area recorded is the site area for the entire site.
The GFA for the pottery is 100 metres squared.

Site reference:	SF-16-C-01
Trade name:	WYCOMBE ARTS
Site area (h/a):	25.00
Open since	1988
Total Employees	2
Full Time Employees	1 50%
Part Time Employees	1 50%
Approximate % of total employees working standard 9-5 hours or similar	50%
Percentage Split of Employee Gender	
Male	0%
Female	100%
Name of nearest site	OWL BARN GIFT SHOP
Distance to nearest similar site	7.0 Km

OPENING TIMES (24 Hour format)

Mon to Thurs	10:00	to	16:00
Friday	10:00	to	16:00
Saturday	10:00	to	16:00
Sunday	10:00	to	16:00

Comments

The site area recorded is the site area for the entire site.
The GFA for Wycobe Arts is 100 metres squared.

Site reference:	SF-16-C-01
Trade name:	SUFFOLK CYCLE BREAKS
Site area (h/a):	25.00
Open since	1995
Total Employees	3
Full Time Employees	1 33%
Part Time Employees	2 67%
Approximate % of total employees working standard 9-5 hours or similar	33%
Percentage Split of Employee Gender	
Male	66%
Female	34%
Name of nearest site	BICYCLE DR & HIRE
Distance to nearest similar site	14.0 Km

OPENING TIMES (24 Hour format)

Mon to Thurs	09:30	to	17:00
Friday	09:30	to	17:00
Saturday	09:30	to	17:00
Sunday	09:30	to	17:00

Comments

The site area recorded is the site area for the entire site.
The GFA for Suffolk Cycle Breaks is 100 metres squared.

Site reference:	SF-16-C-01
Trade name:	MEADOW GREEN
Site area (h/a):	25.00
Open since	2002
Total Employees	3
Full Time Employees	2 66%
Part Time Employees	1 34%
Approximate % of total employees working standard 9-5 hours or similar	66%
Percentage Split of Employee Gender	
Male	33%
Female	67%
Name of nearest site	B & B PRODUCE
Distance to nearest similar site	6.0 Km

OPENING TIMES (24 Hour format)

Mon to Thurs	09:30	to	17:30
Friday	09:30	to	17:30
Saturday	09:30	to	17:30
Sunday	00:00	to	00:00

Comments

The site area recorded is the site area for the entire site.
The GFA for Meadow Green is 100 metres squared.

Site reference:	SF-16-C-01
Trade name:	SUGARCRAFT
Site area (h/a):	25.00
Open since	2004
Total Employees	2
Full Time Employees	1 50%
Part Time Employees	1 50%
Approximate % of total employees working standard 9-5 hours or similar	50%
Percentage Split of Employee Gender	
Male	0%
Female	100%
Name of nearest site	MAYFLAIR CAKES
Distance to nearest similar site	7.0 Km

OPENING TIMES (24 Hour format)

Mon to Thurs	10:00	to	15:00
Friday	10:00	to	15:00
Saturday	10:00	to	15:00
Sunday	00:00	to	00:00

Comments

The site area recorded is the site area for the entire site.
The GFA for Sugarcraft is 100 metres squared.

Site reference:	SF-16-C-01
Trade name:	FARM SHOP & PICK YOUR OWN
Site area (h/a):	25.00
Open since	1983
Total Employees	10
Full Time Employees	3 30%
Part Time Employees	7 70%
Approximate % of total employees working standard 9-5 hours or similar	30%
Percentage Split of Employee Gender	
Male	40%
Female	60%
Name of nearest site	MR ALLARDS
Distance to nearest similar site	6.0 Km

OPENING TIMES (24 Hour format)

Mon to Thurs	09:00	to	17:30
Friday	09:00	to	17:30
Saturday	09:00	to	17:30
Sunday	10:00	to	16:00

Comments

The site area recorded is the site area for the entire site.
The GFA for the shop is 215 metres squared.
The site has several fields which are used to grow fruit. The farmer runs a 'pick your own' service.

Site reference:	SF-16-C-01
Trade name:	TEA SHOP
Site area (h/a):	25.00
Open since	1983
Total Employees	11
Full Time Employees	2 18%
Part Time Employees	9 82%
Approximate % of total employees working standard 9-5 hours or similar	19%
Percentage Split of Employee Gender	
Male	28%
Female	72%
Name of nearest site	WOODWARDS
Distance to nearest similar site	1.0 Km

OPENING TIMES (24 Hour format)

Mon to Thurs	09:30	to	17:00
Friday	09:30	to	17:00
Saturday	09:30	to	17:00
Sunday	10:00	to	16:00

Comments

The site area recorded is the site area for the entire site.
The GFA for the tea shop is 300 metres squared.

On-Site parking

Total no. of parking spaces 125

Number of spaces

Employee 0
Disabled 0
Visitor/Customer 125
OGV parking bays 0
Cycle racks 10
OGV loading bays 0
Mother & Toddler 0
Motorcycle spaces 0

Parking charges No

Comments about the management of the site car park, along with enforcement measures

There are 25 parking spaces within the car park. These spaces are unmarked. There is further parking available in an adjacent field when required. This field can hold approximately 100 vehicles. There is no parking enforcement at this site.

Site parking surface or non-surface (multi-storey/underground)
Surface

Off-Site parking details

Is there off-site parking available Yes
Off-Site parking included in the counts No
Free On-Street parking available nearby Yes
If yes, considered easy to find a space No
If prepared to pay, easy to find somewhere to park off-site all day No

Parking restrictions

Area subject to parking restrictions (controlled parking zone - CPZ)
No

Off-Street parking

Off-Street parking available NO

Park & Ride

Park & Ride Type Facility providing relevant means of accessing the site
No

Fairhurst STREET NAME TOWN/CITY

Licence No: 109305

Site reference: SF-16-C-01 Survey date: 03/06/08 Day of week: Tuesday

Survey type: Manual Count
 AM weather: Mild and Light Rain
 PM weather: Mild and Light Rain

Initial car park occupancy: 3 Final car park occupancy: 3

BRACKETED ACCUMULATION FIGURES ARE NOT ABSOLUTE

Parking Capacity 23% (125 On-Site Spaces)

Data proportions in %

Motor cars	85	Motor cycles	0	Public service	0
Light goods	7	OGV (1)	2	OGV (2)	5
				Taxis	1

Servicing Vehicles count recorded No

Time	Arr 178	Dep 178	Totals 356	Parking Accum
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00	8	4	12	7
09:00-10:00	14	3	17	18
10:00-11:00	22	15	37	25
11:00-12:00	29	28	57	26
12:00-13:00	24	21	45	29
13:00-14:00	14	22	36	21
14:00-15:00	25	22	47	24
15:00-16:00	21	28	49	17
16:00-17:00	10	15	25	12
17:00-18:00	10	12	22	10
18:00-19:00	1	8	9	3
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Comments

No PSVs entered or exited the site during this survey.

Fairhurst STREET NAME TOWN/CITY

Licence No: 109305

Site reference: SF-16-C-01 Survey date: 03/06/08 Day of week: Tuesday

Vehicles surveyed: OGV

Data proportions in % OGV (1) 23 OGV (2) 77

1 occupant per OGV is assumed, and included in the vehicle occupants count

Time	Arr 13	Dep 13	Totals 26	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00	2	1	3	(1)
09:00-10:00	0	0	0	(1)
10:00-11:00	2	2	4	(1)
11:00-12:00	2	1	3	(2)
12:00-13:00	2	3	5	(1)
13:00-14:00	2	3	5	(0)
14:00-15:00	2	1	3	(1)
15:00-16:00	1	2	3	(0)
16:00-17:00	0	0	0	(0)
17:00-18:00	0	0	0	(0)
18:00-19:00	0	0	0	(0)
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site reference: SF-16-C-01

Survey date: 03/06/08

Day of week: Tuesday

Vehicles surveyed: Taxis

Time	Arr 1	Dep 1	Totals 2	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00	0	0	0	(0)
09:00-10:00	0	0	0	(0)
10:00-11:00	1	1	2	(0)
11:00-12:00	0	0	0	(0)
12:00-13:00	0	0	0	(0)
13:00-14:00	0	0	0	(0)
14:00-15:00	0	0	0	(0)
15:00-16:00	0	0	0	(0)
16:00-17:00	0	0	0	(0)
17:00-18:00	0	0	0	(0)
18:00-19:00	0	0	0	(0)
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site reference: SF-16-C-01

Survey date: 03/06/08

Day of week: Tuesday

Vehicles surveyed: Cycles

Time	Arr 14	Dep 14	Totals 28	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00	2	1	3	(1)
09:00-10:00	3	2	5	(2)
10:00-11:00	2	2	4	(2)
11:00-12:00	1	0	1	(3)
12:00-13:00	0	0	0	(3)
13:00-14:00	1	2	3	(2)
14:00-15:00	0	0	0	(2)
15:00-16:00	3	3	6	(2)
16:00-17:00	1	1	2	(2)
17:00-18:00	1	0	1	(3)
18:00-19:00	0	3	3	(0)
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site Reference: EB-16-C-01
 Created: Version: 2011(a)v6.7.2 20/12/10
 Latitude/Longitude: 55.97360, -3.35210
 Land Use Type: 16 - MIXED/C - FARM DIVERSIFICATION
 Region/Area: SCOTLAND/CITY OF EDINBURGH

Description: FARM SHOP/CAFE
 Street: WEST CRAIGIE FARM
 District: SOUTH QUEENSFERRY
 Town: EDINBURGH
 Post Code: EH30 9TR
 Planning Authority:

Location: Free Standing (PPS6 Out of Town)
 Location Sub Category: Out of Town
 Use Class: Not Known

Population within 500m: 72
 Population within 1 Mile: 1,000 or Less
 Population within 5 Miles: 5,001 to 25,000
 Car ownership within 5 Miles: 0.6 to 1.0
 Reason for blank public transport table: No local PT

Is site associated with a travel plan: No
 If not, are there any plans to implement a Travel Plan in the future? No
 Is survey data available before the implementation of the Travel Plan?
 Is the location of the site hilly or flat: Flat
 Urban Regeneration: No

No. of developments for this Site: 1
 No. of survey Days for this Site: 1

Comments

The site is near the A90 which heads south/east towards central Edinburgh.

Design features encouraging non-car modes

12. Pedestrians
 None

13. Pedal cycles
 None

14. Public transport
 None

Design features encouraging non-car modes

Road Network Distance to Local Developments	
Year of Analysis	2010
Nearest Primary School	1.5 kilometres
Nearest Secondary School	2.5 kilometres
Nearest Local Shop/Corner Shop	3.2 kilometres
Nearest Main Supermarket	3.3 kilometres
Nearest Doctors Surgery	3.4 kilometres
Nearest Hospital with Minor Injuries/A & E	7.3 kilometres
Nearest Sports/Leisure Centre	4.3 kilometres

Census Data	
Year of Census	2009
Census Output Area/Data Zone	S01002327
Number of households within Census Output Area	328
Number of people living within Census Output Area	831

Site reference:	EB-16-C-01
Trade name:	CRAIGIES FARM
Site area (h/a):	1.88
Open since	1992
Total Employees	33
Full Time Employees	8 24%
Part Time Employees	25 76%
Approximate % of total employees working standard 9-5 hours or similar	35%
Percentage Split of Employee Gender	
Male	50%
Female	50%
Name of nearest site	DAMHEAD ORGANIC FO..
Distance to nearest similar site	14.0 Km

OPENING TIMES (24 Hour format)

Mon to Thurs	09:00	to	17:00
Friday	09:00	to	17:00
Saturday	09:00	to	17:00
Sunday	09:00	to	17:00

Comments

The site Gross Floor area is 2125. The Gross Floor Area for the shop/cafe is 875. Farming activities generally run from when it gets light in the morning until it gets dark. Farm shop first opened in 1992, the updated shop and cafe opened in 2007. The farm itself had been in operation for at least century, staff unsure of when it was first opened.

On-Site parking

Total no. of parking spaces 80

Number of spaces

Employee 0
Disabled 0
Visitor/Customer 80
OGV parking bays 0
Cycle racks 0
OGV loading bays 0
Mother & Toddler 0
Motorcycle spaces 0

Parking charges No
Site parking surface or non-surface (multi-storey/underground)
Surface

General Comments on Parking

The total parking space is an estimate, as there were no marked spaces.

Off-Site parking details

Is there off-site parking available No
Off-Site parking included in the counts No
Free On-Street parking available nearby No
If prepared to pay, easy to find somewhere to park off-site all day No

Parking restrictions

Area subject to parking restrictions (controlled parking zone - CPZ)
No

Off-Street parking

Off-Street parking available NO

Park & Ride

Park & Ride Type Facility providing relevant means of accessing the site
No

Fairhurst STREET NAME TOWN/CITY

Licence No: 109305

Site reference: EB-16-C-01 Survey date: 28/10/10 Day of week: Thursday

Survey type: Manual Count
 AM weather: Cold and Cloudy
 PM weather: Cold and Cloudy

Initial car park occupancy: 4 Final car park occupancy: 6

BRACKETED ACCUMULATION FIGURES ARE NOT ABSOLUTE

Parking Capacity 13% (80 On-Site Spaces)

Data proportions in %

Motor cars	94	Motor cycles	0	Public service	0
Light goods	0	OGV (1)	6	OGV (2)	0
				Taxis	0

Servicing Vehicles count recorded No

Time	Arr 40	Dep 38	Totals 78	Parking Accum
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00	0	1	1	3
08:00-09:00	3	1	4	5
09:00-10:00	6	3	9	8
10:00-11:00	2	3	5	7
11:00-12:00	1	4	5	4
12:00-13:00	8	2	10	10
13:00-14:00	1	3	4	8
14:00-15:00	5	6	11	7
15:00-16:00	1	6	7	2
16:00-17:00	3	4	7	1
17:00-18:00	7	3	10	5
18:00-19:00	3	2	5	6
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Comments

There were no PSV's whilst the survey was undertaken.

Site reference: EB-16-C-01 Survey date: 28/10/10 Day of week: Thursday

Vehicles surveyed: OGV

Data proportions in % OGV (1) 100 OGV (2) 0

1 occupant per OGV is assumed, and included in the vehicle occupants count

Time	Arr 3	Dep 2	Totals 5	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00	0	0	0	(0)
09:00-10:00	0	0	0	(0)
10:00-11:00	0	0	0	(0)
11:00-12:00	0	0	0	(0)
12:00-13:00	1	0	1	(1)
13:00-14:00	0	1	1	(0)
14:00-15:00	1	0	1	(1)
15:00-16:00	0	0	0	(1)
16:00-17:00	0	0	0	(1)
17:00-18:00	1	1	2	(1)
18:00-19:00		0		
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site Reference: NS-16-C-01 Multi-Modal Site
 Created: Version: 7.6.2 27/02/19
 Latitude/Longitude: 51.42549, -2.68218
 Land Use Type: 16 - MIXED/C - FARM DIVERSIFICATION
 Region/Area: SOUTH WEST/NORTH SOMERSET

Description: SHOP/RESTAURANT/ACCOM.
 Street: WESTON ROAD
 District:
 Town: NEAR BRISTOL
 Post Code: BS48 3QT
 Planning Authority: NORTH SOMERSET C.

Location: Free Standing (PPS6 Out of Town)
 Location Sub Category: Out of Town
 Use Class: n/a

Population within 500m: 483
 Population within 1 Mile: 1,001 to 5,000
 Population within 5 Miles: 250,001 to 500,000
 Car ownership within 5 Miles: 1.1 to 1.5

Public Transport Provision Summary

Day	Period	Total buses/trams within 400m	Total Trains within 1000m	Total Services
Monday-Friday	0700-1900	90		90
Monday-Friday	0700-1000	20		20
Monday-Friday	1600-1900	22		22
Saturday	0700-1900	88		88
Sunday	0700-1900	42		42

Is site associated with a travel plan: No
 If not, are there any plans to implement a Travel Plan in the future? No
 Is survey data available before the implementation of the Travel Plan?
 Is the location of the site hilly or flat: Flat
 Urban Regeneration: No

No. of developments for this Site: 1
 No. of survey Days for this Site: 1

Comments

Gatcombe Farm is located between the villages of Flax Bourton and Long Ashton, south-west of Bristol. The farm is in a rural area with open land surrounding it. It is situated on Weston Road which heads north-east into Long Ashton and west into Flax Bourton.

Bus (or tram) site accessibility

- Is there at least 1 bus (or tram) stop within the site frontage or within 400m of the site frontage? : Yes
- If yes to question 3, are there at least 2 buses (or trams) per hour (per direction between 0700 and 1900) with routes serving significant areas of population within a 5 kilometre radius? (Mon-Sat): Yes
- If yes to question 5, what are the service characteristics? (please complete the outline information below)

Destination (town/area)	Number per hour	Approx. journey time
Bristol	2	22
Bristol	2	22

Design features encouraging non-car modes

12. Pedestrians

There is a shared cycle/footpath located along Weston Road.

13. Pedal cycles

There is a shared cycle/footpath located along Weston Road, which is part of National Cycle Network route 33.

14. Public transport

A bus stop is located less than 200 metres from the site, with 2 local bus services available.

Design features encouraging non-car modes

Road Network Distance to Local Developments	
Year of Analysis	2018
Nearest Primary School	1.8 kilometres
Nearest Secondary School	5.0 kilometres
Nearest Local Shop/Corner Shop	1.4 kilometres
Nearest Main Supermarket	6.4 kilometres
Nearest Doctors Surgery	1.4 kilometres
Nearest Hospital with Minor Injuries/A & E	9.9 kilometres
Nearest Sports/Leisure Centre	4.8 kilometres

Census Data	
Year of Census	2011
Census Output Area/Data Zone	E00075028
Number of people employed within Census Output Area	175
Number of households within Census Output Area	118
Number of people living within Census Output Area	237
Area of Census Output Area (hectares)	647.84
Population density within Census Output Area (per hectare)	0.40

SITE PHOTO



Site reference:	NS-16-C-01	Multi-Modal survey site
Trade name:	GATCOMBE FARM	
Site area (h/a):	3.00	
Open since	1988	
Total Employees	12	
Full Time Employees	4 33%	
Part Time Employees	8 67%	
Approximate % of total employees working standard 9-5 hours or similar	50%	
Percentage Split of Employee Gender		
Male	25%	
Female	75%	
Name of nearest site	LYE CROSS FARM	
Distance to nearest similar site	11.4 Km	
OPENING TIMES (24 Hour format)		
Mon to Thurs	09:00 to 17:30	
Friday	09:00 to 17:30	
Saturday	10:00 to 16:00	
Sunday	10:00 to 16:00	

Comments

This site consists of a farm shop, restaurant (The Greedy Goose), and accommodation (bed & breakfast).

Multi-Modal survey site

On-Site parking

Total no. of parking spaces 55

Number of spaces

Employee 0
Disabled 0
Visitor/Customer 55
OGV parking bays 0
Cycle racks 0
OGV loading bays 0
Mother & Toddler 0
Motorcycle spaces 0
Electronic Vehicle Charging Points 0

Parking charges No

Comments about the management of the site car park, along with enforcement measures

The farm gate is closed out of hours.

Site parking surface or non-surface (multi-storey/underground)

Surface

General Comments on Parking

Parking also occurs alongside the designated parking area (which is unmarked).

Types of servicing vehicle parking taking place

on-site (internal, within specified bays or otherwise)

Yes

off-site (on-street, in designated loading/servicing bays)

No

off-site (in restricted areas e.g. double yellow lines)

No

Off-Site parking details

Is there off-site parking available

No

Off-Site parking included in the counts

No

Free On-Street parking available nearby

No

If prepared to pay, easy to find somewhere to park off-site all day

No

Parking restrictions

Area subject to parking restrictions (controlled parking zone - CPZ)

No

Off-Street parking

Off-Street parking available NO

Park & Ride

Park & Ride Type Facility providing relevant means of accessing the site

No

Site reference: NS-16-C-01 Survey date: 30/09/18 Day of week: Sunday
 Multi-Modal survey site
 Vehicles surveyed: Total vehicles
 Survey type: Manual Count
 AM weather: Mild and Cloudy
 PM weather: Mild and Clear

Initial car park occupancy: 11 Final car park occupancy: 21

BRACKETED ACCUMULATION FIGURES ARE NOT ABSOLUTE

Parking Capacity 80% (55 On-Site Spaces)

Data proportions in %

Motor cars	90	Motor cycles	1	Public service	0
Light goods	8	OGV (1)	0	OGV (2)	0
				Taxis	1

Servicing Vehicles count recorded Yes

Servicing/Standard Vehicle percentages			
	Vehicles	Servicing %	Standard %
OGV (1)			
OGV (2)			
Light Goods	32	6	94
Motor Car	334	0	100

Time	Arr 190	Dep 180	Totals 370	Parking Accum
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	5	5	10	11
10:00-11:00	18	14	32	15
11:00-12:00	19	19	38	15
12:00-13:00	42	19	61	38
13:00-14:00	23	29	52	32
14:00-15:00	36	24	60	44
15:00-16:00	16	18	34	42
16:00-17:00	24	25	49	41
17:00-18:00	7	27	34	21
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Comments

No OGV's or PSV's visited the site during this survey.

Site reference: NS-16-C-01

Survey date: 30/09/18

Day of week: Sunday

Multi-Modal survey site

Vehicles surveyed: Taxis

Time	Arr 1	Dep 1	Totals 2	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	0	0	0	(0)
10:00-11:00	1	0	1	(1)
11:00-12:00	0	1	1	(0)
12:00-13:00	0	0	0	(0)
13:00-14:00	0	0	0	(0)
14:00-15:00	0	0	0	(0)
15:00-16:00	0	0	0	(0)
16:00-17:00	0	0	0	(0)
17:00-18:00	0	0	0	(0)
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site reference: NS-16-C-01

Survey date: 30/09/18

Day of week: Sunday

Multi-Modal survey site

Vehicles surveyed: Cars

Time	Arr 171	Dep 163	Totals 334	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	5	4	9	(1)
10:00-11:00	15	13	28	(3)
11:00-12:00	19	18	37	(4)
12:00-13:00	39	18	57	(25)
13:00-14:00	20	27	47	(18)
14:00-15:00	33	21	54	(30)
15:00-16:00	15	17	32	(28)
16:00-17:00	20	21	41	(27)
17:00-18:00	5	24	29	(8)
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site reference: NS-16-C-01

Survey date: 30/09/18

Day of week: Sunday

Multi-Modal survey site

Vehicles surveyed: LGV

Time	Arr 17	Dep 15	Totals 32	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	0	1	1	(-1)
10:00-11:00	1	1	2	(-1)
11:00-12:00	0	0	0	(-1)
12:00-13:00	3	1	4	(1)
13:00-14:00	3	2	5	(2)
14:00-15:00	3	3	6	(2)
15:00-16:00	1	1	2	(2)
16:00-17:00	4	3	7	(3)
17:00-18:00	2	3	5	(2)
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site reference: NS-16-C-01

Survey date: 30/09/18

Day of week: Sunday

Multi-Modal survey site

Vehicles surveyed: Motor Cycles

Time	Arr 1	Dep 1	Totals 2	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	0	0	0	(0)
10:00-11:00	1	0	1	(1)
11:00-12:00	0	0	0	(1)
12:00-13:00	0	0	0	(1)
13:00-14:00	0	0	0	(1)
14:00-15:00	0	0	0	(1)
15:00-16:00	0	0	0	(1)
16:00-17:00	0	1	1	(0)
17:00-18:00	0	0	0	(0)
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site reference: NS-16-C-01
 Multi-Modal survey site
 Vehicles surveyed: Cycles

Survey date: 30/09/18

Day of week: Sunday

Time	Arr 19	Dep 19	Totals 38	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	0	0	0	(0)
10:00-11:00	2	0	2	(2)
11:00-12:00	4	4	8	(2)
12:00-13:00	1	3	4	(0)
13:00-14:00	3	0	3	(3)
14:00-15:00	6	7	13	(2)
15:00-16:00	2	2	4	(2)
16:00-17:00	0	0	0	(2)
17:00-18:00	1	3	4	(0)
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site reference: NS-16-C-01

Survey date: 30/09/18

Day of week: Sunday

Multi-Modal survey site

People Surveyed: Pedestrians

Time	Arr 22	Dep 0	Totals 22	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	2	0	2	(2)
10:00-11:00	5	0	5	(7)
11:00-12:00	5	0	5	(12)
12:00-13:00	1	0	1	(13)
13:00-14:00	0	0	0	(13)
14:00-15:00	9	0	9	(22)
15:00-16:00	0	0	0	(22)
16:00-17:00	0	0	0	(22)
17:00-18:00	0	0	0	(22)
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site reference: NS-16-C-01 Survey date: 30/09/18 Day of week: Sunday
 Multi-Modal survey site
 People Surveyed: Public transport Users

Time	Arr 2	Dep 0	Totals 2	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	0	0	0	(0)
10:00-11:00	1	0	1	(1)
11:00-12:00	0	0	0	(1)
12:00-13:00	0	0	0	(1)
13:00-14:00	0	0	0	(1)
14:00-15:00	0	0	0	(1)
15:00-16:00	0	0	0	(1)
16:00-17:00	1	0	1	(2)
17:00-18:00	0	0	0	(2)
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site reference: NS-16-C-01 Survey date: 30/09/18 Day of week: Sunday
 Multi-Modal survey site
 People Surveyed: Bus/Tram Passengers

Time	Arr 2	Dep 0	Totals 2	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	0	0	0	(0)
10:00-11:00	1	0	1	(1)
11:00-12:00	0	0	0	(1)
12:00-13:00	0	0	0	(1)
13:00-14:00	0	0	0	(1)
14:00-15:00	0	0	0	(1)
15:00-16:00	0	0	0	(1)
16:00-17:00	1	0	1	(2)
17:00-18:00	0	0	0	(2)
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site reference: NS-16-C-01

Survey date: 30/09/18

Day of week: Sunday

Multi-Modal survey site

People Surveyed: Total people

Time	Arr 420	Dep 377	Totals 797	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	8	10	18	(-2)
10:00-11:00	43	20	63	(21)
11:00-12:00	40	38	78	(23)
12:00-13:00	82	34	116	(71)
13:00-14:00	44	51	95	(64)
14:00-15:00	107	54	161	(117)
15:00-16:00	34	45	79	(106)
16:00-17:00	49	57	106	(98)
17:00-18:00	13	68	81	(43)
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Site Reference: CA-16-C-01
 Created: Version: 2010(a)v6.5.1 01/12/09
 Latitude/Longitude: 52.58476, -0.40701
 Land Use Type: 16 - MIXED/C - FARM DIVERSIFICATION
 Region/Area: EAST ANGLIA/CAMBRIDGESHIRE

Description: FARM CENTRE
 Street: A47
 District: WANSFORD
 Town: NEAR PETERBOROUGH
 Post Code: PE8 6HJ
 Planning Authority:

Location: Free Standing (PPS6 Out of Town)
 Location Sub Category: Out of Town
 Use Class: Not Known

Population within 500m: 50
 Population within 1 Mile: 1,000 or Less
 Population within 5 Miles: 5,001 to 25,000
 Car ownership within 5 Miles: 1.1 to 1.5
 Reason for blank public transport table: No local PT

Is site associated with a travel plan: No
 If not, are there any plans to implement a Travel Plan in the future? No
 Is survey data available before the implementation of the Travel Plan?
 Is the location of the site hilly or flat: Flat
 Urban Regeneration: No

No. of developments for this Site: 1
 No. of survey Days for this Site: 1

Comments

This site is located just to the east of the village of Wansford. It is off the A47, which heads west through the countryside and east towards Peterborough. The junction with the northbound/southbound A1 is to the west of the site. The site is surrounded by open land.

11. Please enter general comments/views about the relevance, quality and importance of public transport services relating to this development.

Although there is a bus stop within 400 metres of the site it is not in use. The nearest bus stop is 1 kilometre away in Wansford.

Design features encouraging non-car modes

12. Pedestrians
 None

13. Pedal cycles
 None

14. Public transport
 None

Design features encouraging non-car modes

Road Network Distance to Local Developments	
Year of Analysis	2009
Nearest Primary School	3.5 kilometres
Nearest Secondary School	8.6 kilometres
Nearest Local Shop/Corner Shop	1.0 kilometres
Nearest Main Supermarket	8.6 kilometres
Nearest Doctors Surgery	3.7 kilometres
Nearest Hospital with Minor Injuries/A & E	7.3 kilometres
Nearest Sports/Leisure Centre	8.6 kilometres

Census Data	
Year of Census	2001
Census Output Area/Data Zone	00JANK0013
Number of people employed within Census Output Area	105
Number of households within Census Output Area	84
Number of people living within Census Output Area	187
Area of Census Output Area (hectares)	1096.00
Population density within Census Output Area (per hectare)	0.17

SITE PHOTO



Site reference:	CA-16-C-01
Trade name:	SACREWELL FARM & COUNTRY CENTRE
Site area (h/a):	11.20
Open since	1964
Total Employees	20
Full Time Employees	10 50%
Part Time Employees	10 50%
Approximate % of total employees working standard 9-5 hours or similar	50%
Percentage Split of Employee Gender	
Male	20%
Female	80%
Name of nearest site	ROOKERY OPEN FARM
Distance to nearest similar site	64.0 Km
OPENING TIMES (24 Hour format)	
Mon to Thurs	09:30 to 17:00
Friday	09:30 to 17:00
Saturday	09:30 to 17:00
Sunday	09:30 to 17:00

Comments

Sacrewell Farm and Country Centre is an open farm which offers visitors the opportunity to experience different aspects of farming and country life. It has a working watermill, farm animals, childrens play area, shop and restaurant as well as camping and caravanning facilities. It has a website at www.sacrewell.org.uk.
The Gross Floor Area of the 9 site buildings is 4,125m2.

On-Site parking

Total no. of parking spaces 245

Number of spaces

Employee 0
Disabled 4
Visitor/Customer 240
OGV parking bays 0
Cycle racks 0
OGV loading bays 1
Mother & Toddler 0
Motorcycle spaces 0

Parking charges No
Site parking surface or non-surface (multi-storey/underground)
Surface

General Comments on Parking

Of the 245 parking spaces, 200 are unmarked.
Coaches also park in the fields.

Off-Site parking details

Is there off-site parking available No
Off-Site parking included in the counts No
Free On-Street parking available nearby No
If prepared to pay, easy to find somewhere to park off-site all day No

Parking restrictions

Area subject to parking restrictions (controlled parking zone - CPZ)
No

Off-Street parking

Off-Street parking available NO

Park & Ride

Park & Ride Type Facility providing relevant means of accessing the site
No

Fairhurst STREET NAME TOWN/CITY

Licence No: 109305

Site reference: CA-16-C-01 Survey date: 17/10/09 Day of week: Saturday

Survey type: Manual Count
 AM weather: Mild and Cloudy
 PM weather: Cold and Cloudy

Initial car park occupancy: 8 Final car park occupancy: 0

BRACKETED ACCUMULATION FIGURES ARE NOT ABSOLUTE

Parking Capacity 19% (245 On-Site Spaces)

Data proportions in %

Motor cars	92	Motor cycles	0	Public service	0
Light goods	8	OGV (1)	0	OGV (2)	0
				Taxis	0

Servicing Vehicles count recorded No

Time	Arr 90	Dep 98	Totals 188	Parking Accum
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	12	2	14	18
10:00-11:00	15	3	18	30
11:00-12:00	17	5	22	42
12:00-13:00	13	10	23	45
13:00-14:00	12	11	23	46
14:00-15:00	12	16	28	42
15:00-16:00	5	12	17	35
16:00-17:00	4	31	35	8
17:00-18:00	0	8	8	0
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Comments

No OGV's, PSV's, taxis or pedal cycles visited the site during this survey.

Site reference: CA-16-C-01

Survey date: 17/10/09

Day of week: Saturday

Vehicles surveyed: Cycles

Time	Arr 1	Dep 1	Totals 2	Accumulation
00:00-01:00				
01:00-02:00				
02:00-03:00				
03:00-04:00				
04:00-05:00				
05:00-06:00				
06:00-07:00				
07:00-08:00				
08:00-09:00				
09:00-10:00	0	0	0	(0)
10:00-11:00	0	0	0	(0)
11:00-12:00	0	0	0	(0)
12:00-13:00	0	0	0	(0)
13:00-14:00	0	0	0	(0)
14:00-15:00	1	1	2	(0)
15:00-16:00	0	0	0	(0)
16:00-17:00	0	0	0	(0)
17:00-18:00	0	0	0	(0)
18:00-19:00				
19:00-20:00				
20:00-21:00				
21:00-22:00				
22:00-23:00				
23:00-24:00				

Proposed Erection of Farm Shop Restaurant, Café and Associated Accommodation at Piperdam, Fowllis

Planning application (reference 20/00408/FULL)

Question raised:

Angus Council Infrastructure Roads & Transportation Memorandum dated 22 July 2020, reference CH/AG TD1.3, requesting the following information:

“Before I make my final comments on the proposed development, I would request that the applicant submit detailed plans and particulars relating to access; road layout design; specification and construction, including the provision of street lighting and surface water drainage.”

Response to question:

On behalf of our Client, Fairhurst would at the appropriate stage of design undertake all of the above designs for submission to Angus Council for their comment. Any comments would be incorporated into the design for resubmission to Angus Council with a view to subsequent approvals being granted prior to any construction status drawings being issued for commencement of construction works.

To date, as part of the same Angus Council memorandum, we have undertaken work to produce a Transport Statement with the scope agreed with Angus Council and covering the following:

- Planning Policy Context
- Site Accessibility
- Development Proposals
- Trip Generation
- Site Access Requirements
- Parking
- Servicing

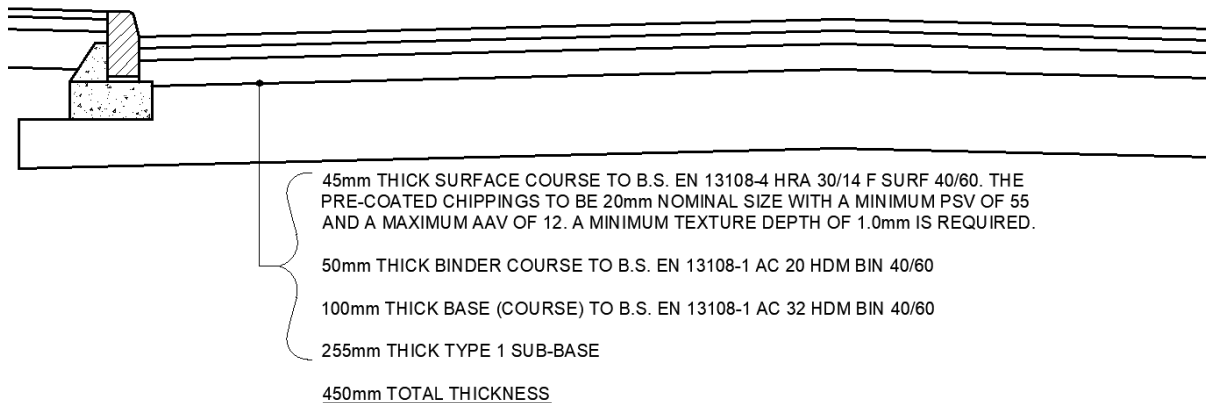
It is recognised that a ghost island is required on the main A923 and the geometry will be based on the criteria/dimensions set out in DMRB CD 123.

The access and layout design of the proposed junction are therefore established in principle through the findings of the Transport Statement and our drawings demonstrating the visibility splays, general junction arrangement and swept paths are as shown on drawing numbers 139307/SK1001, SK1002 and SK1003 respectively.

The detailed plans and particulars of the access and road layout design for levels, kerbing, tie in details, geometry set out, etc., will be developed during RIBA stage 3 of the design.

The specification of materials and construction make-ups will be developed concurrently with the proposed junction access and layout. At present there is no Ground Investigation information to allow a meaningful design to commence on the road construction make ups. The Ground Investigation factual information when eventually received will be interpreted in conjunction with the relevant Eurocodes and the Angus Council guidelines to determine the appropriate depth of thickness of the road construction and the appropriate make-up of the different layers of sub-base, road-base and wearing course within the overall construction thickness. From our experience we would anticipate the road construction make-up for the proposed junction to be similar to the following detail:

Typical Road Construction Make-Up



NOTE:

IN-SITU CBR TESTING IS TO BE CARRIED OUT AT THE PROPOSED FORMATION LEVEL. TESTING RESULTS TO INCLUDE THE BRITISH STANDARD REFERENCE, LOCATION OF EACH TEST, ROAD No, CHAINAGE, WITH TEST TAKEN AT LEFT HAND ROAD CHANNEL, CENTERLINE, AND RIGHT HAND ROAD CHANNEL, ALL BASED ON 25m SPACING ALONG THE CENTERLINE OF THE PROPOSED ROAD.

ALL CBR TEST RESULTS ARE TO BE SUBMITTED DIRECTLY TO ANGUS COUNCIL FROM THE TESTING AGENCY. EMAIL rdsrc@angus.gov.uk

TEST RESULTS SHOULD ALSO BE COPIED TO THE ENGINEER IN ORDER TO DETERMINE REQUIREMENTS, IF ANY, FOR CAPPING LAYER.

IN ADDITION TO THE CBR TESTING, THE ROAD FORMATIONS MUST BE INSPECTED UNDER PROOF ROLLING AND ANY SOFT SPOTS AND AREA WHERE HEAVE IS NOTED SHOULD BE REMOVED AND REPLACED WITH 6F2 TO CLAUSE 613. MATERIAL TO BE FULLY TESTED FOR MCV (MOISTURE CONDITION VALUE) COMPLIANCE.

The street lighting design is not a service that Fairhurst undertake and as such we would sub consult Angus Council Street Lighting Department to undertake this element of the design for us. On this basis it would not be unreasonable to assume that the street lighting design will meet the requirements of Angus Council and the appropriate standards necessary.

The site is on a slope and drains naturally to a ditch running west along the main A923 road. There are existing ditches and grips within the site which carry runoff from the plantation to this ditch. Thus the ditch will be our receiving water from the development SuDS systems, which will incorporate permeable paving and stone filtration at the car parking areas as well as use of French drains where possible elsewhere in the site.

Similarly, we would anticipate the drainage to the proposed junction draining through a roadside filter drain and into the same ditch running west along the main A923 road.

Currently there is no topographical survey or ground investigation information on the proposed site to allow us to commence a detailed drainage design in terms of site levels or to know what SuDS techniques would be best suited to the development. Subject to the findings of the ground investigation, it would be our intention to discharge all surface water run-off to ground via appropriately sized soakaway's, as the first, and most sustainably appropriate, choice. This will be confirmed following receipt of the Ground Investigation.

Prepared by Fairhurst
Date: 9th September 2020

From:ClarkPR
Sent:21 Jul 2020 16:25:42 +0100
To:PLNProcessing
Cc:WrightJ
Subject:consultation response - 20/00408/full

I refer to your consultation regarding planning application 20/00408/full – erection of farm shop etc, at land north of Piperdam Drive.

The proposal is located within a woodland plantation where existing levels of public access are likely to be low. It is therefore unlikely to significantly affect existing access rights or access routes.

The development would be likely to attract trade from residents of the existing Piperdam housing development, and guests using the holiday accommodation. It should therefore have good walking/cycling connections to the existing development. The plans appear to indicate provision of a roadside footway. This is not the most direct line between the two developments, and the additional distance as well as the proximity to a busy road is likely to be a disincentive to people using active travel rather than travelling by car, particularly from the more distant parts of the residential and holiday developments. I would therefore suggest that there should be an addition more direct path link, directly from the roundabout on Piperdam Drive.

I am aware that there are some community aspirations to establish a roadside cycleway between Piperdam and Muirhead. The presence of additional visitor and retail facilities at this location may increase demand for such route. In order to protect the future possibility of providing a suitable cycleway I would recommend that sufficient verge space is retained, in addition to any roadside footway, to allow for future provision of a shared use cycleway. I would recommend that an overall width of 4.5 metres is retained, that would allow for a 3.0 metre cycleway and a 1.5 metre separation from the carriageway, both being the desirable minimum widths recommended in Cycling By Design 2010.

Regards

Paul Clark | Countryside Access Officer | Angus Council | 01307 491863 | clarkpr@angus.gov.uk | www.angus.gov.uk

Please note that we are unable to receive correspondence by post during the current Covid-19 situation. Correspondence should be sent by e-mail until further notice.

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Visit our [Facebook](#) page

Think green – please do not print this email

From:RobertsS
Sent:Wed, 28 Oct 2020 14:26:41 +0000
To:WrightJ
Subject:RE: 633_Site Photographs

Hi James – Apologies for the delay in responding.

The aerial photos help show context but are little benefit in assessing impacts. I have knowledge of the area which I have supplemented with streetview and would comment as follows:

- The plantation site and the existing housing sit on a relatively flat raised terrace.
- To the north, the landform gently slopes away which means that the plantation is often viewed as skyline, with the plantations effectively screening existing built development to the south. Rising landform around 2km ((West Mains Hill & Bowhouse Hill) to the north are likely to screen views from further north, but the area will be overlooked from the popular Lundie Crags 3-4km to the NW which is around 150m above the site (with Core Path). From these directions, the conifer plantations strongly define the northern boundary from higher ground and will effectively screen existing development from lower ground to the north.
- To the south, the landform rises to Blacklaw Hill with a broad ridge of elevated ground extending eastwards through North Binn. A public right of way/ Core Path crosses this ridge between Balruddery and Piperdam. From this higher ground, the existing Piperdam development on the terrace below is currently visually contained between the Piperdam Loch and the extensive plantations, which provide a level of backdrop to the existing development.
- Overall new development on the area of forestry plantations would likely increase visual prominence of development from the north and north east and reduce visual containment of the developed area from most directions.

Happy to discuss

Regards

Stewart

Stewart Roberts | Countryside Officer | Angus Council | Planning & Communities | Angus House | Orchardbank Business Park | Forfar | DD8 1AN | Tel: 01307 492435

From: WrightJ <WrightJ@angus.gov.uk>
Sent: 29 September 2020 10:06
To: RobertsS <RobertsS@angus.gov.uk>
Subject: FW: 633_Site Photographs

Stewart,

Photos attached for the site at Piperdam – 20/00408/FULL (after woodland clearing and retained trees along frontage)

Regards

James Wright | Planning Officer (Development Standards) | Angus Council | 01307 492629 | WrightJ@angus.gov.uk | www.angus.gov.uk

For the latest information on how our service has been affected [CLICK HERE](#)

Think green – please do not print this e-mail

From: Ian Hiddleston <ianhiddlestonarchitect@gmail.com>
Sent: 24 September 2020 15:33
To: WrightJ <WrightJ@angus.gov.uk>

Cc: Lynda Mulholland <lynda.mulholland@outlook.com>; Scott Gaffney <scott@hydroscot-energies.co.uk>

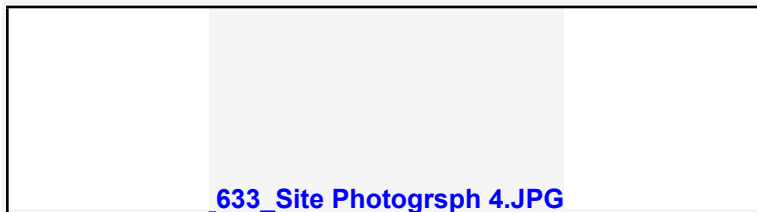
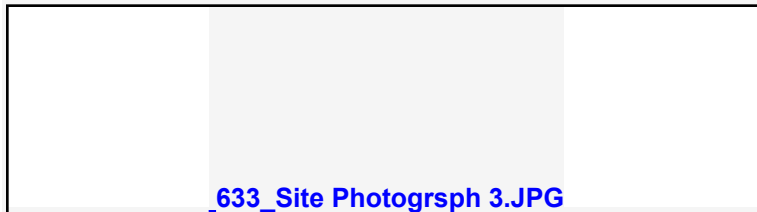
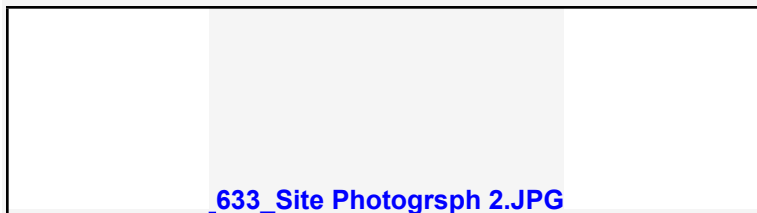
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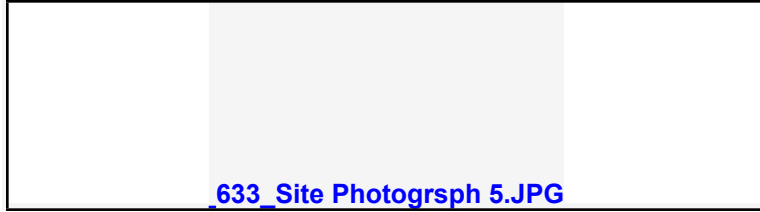
Hi James.

As discussed yesterday, please find attached site photographs.

Also, and for informational purposes please do not build up your expectations that this expense, quality or even sunshine will become standard issue!

Ian





[.633_Site Photogrsph 5.JPG](#)

From:RobertsS
Sent:Thu, 3 Dec 2020 15:03:50 +0000
To:WrightJ
Subject:20/00408/FULL Piperdam

Hi James – I would offer the following comment in relation to the conservation status of the woodland:

The woodland is shown as of long-established of plantation origin within NatureScot's Ancient Woodland Inventory. This inventory lists woodland important for their antiquity and as such has intrinsic high nature conservation value as a woodland site due to its longevity of existence. The woodland site would therefore be within the scope of LDP policy PV7 (copied below). In addition, the last sentence of the policy refers specifically to the Scottish Government's Control of Woodland Removal Policy.

Happy to discuss, but after today I'll be on leave until next Friday.

Regards

Stewart

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV7 Woodland, Trees and Hedges

Ancient semi-natural woodland is an irreplaceable resource and should be protected from removal and potential adverse impacts of development. The council will identify and seek to enhance woodlands of high nature conservation value. Individual trees, especially veteran trees or small groups of trees which contribute to landscape and townscape settings may be protected through the application of Tree Preservation Orders (TPO).

Woodland, trees and hedges that contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus will be protected and enhanced. Development and planting proposals should:

- protect and retain woodland, trees and hedges to avoid fragmentation of existing provision;
- be considered within the context of the Angus Woodland and Forestry Framework where woodland planting and management is planned;
- ensure new planting enhances biodiversity and landscape value through integration with and contribution to improving connectivity with existing and proposed green infrastructure and use appropriate species;
- ensure new woodland is established in advance of major developments;
- undertake a Tree Survey where appropriate; and
- identify and agree appropriate mitigation, implementation of an approved woodland management plan and re-instatement or alternative planting.

Angus Council will follow the Scottish Government Control of Woodland Removal Policy when considering proposals for the felling of woodland.

Policy PV7 SEA Implications

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
++	++	0	0	0	0	0	++	0	++

Stewart Roberts | Countryside Officer | Angus Council | Planning & Communities | Angus House | Orchardbank Business Park | Forfar | DD8 1AN | Tel: 01307 492435

From: RobertsS

Sent: 28 October 2020 14:27

To: WrightJ <WrightJ@angus.gov.uk>

Subject: RE: 633_Site Photographs

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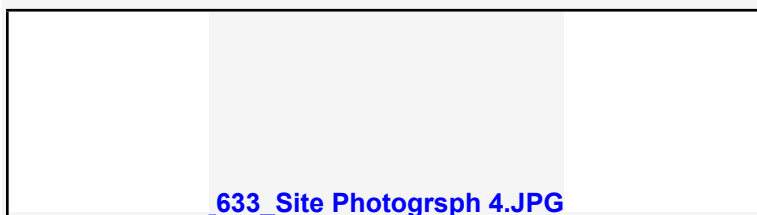
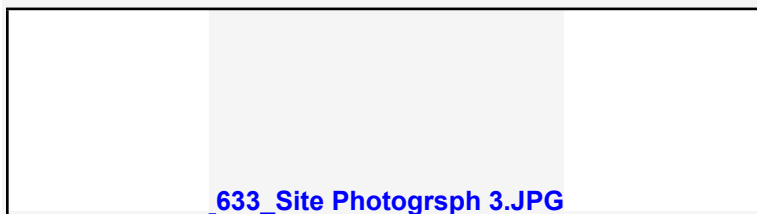
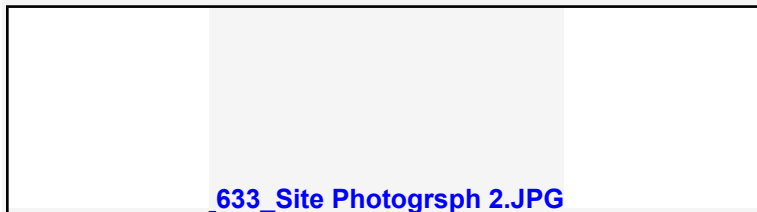
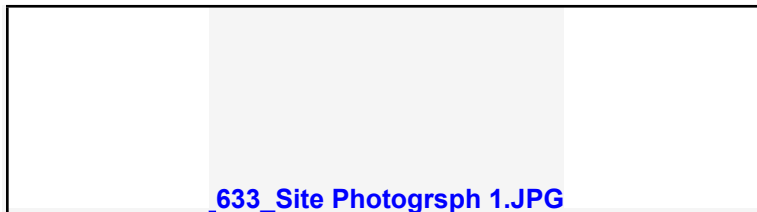
From: Ian Hiddleston <ianhiddlestonarchitect@gmail.com>
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To: WrightJ <WrightJ@angus.gov.uk>
Cc: Lynda Mulholland <lynda.mulholland@outlook.com>; Scott Gaffney <scott@hydroscot-energies.co.uk>
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Ian





[.633_Site Photogrsph 5.JPG](#)

20/00408/FULL	Mr Jonathan McDowall
20/00408/FULL	Mrs Laura McDowall
20/00408/FULL	Carmin Dow
20/00408/FULL	Mr Colin Wood
20/00408/FULL	Dr Keith Gelly
20/00408/FULL	Mr C Dingwall
20/00408/FULL	Ms Jill Richmond
20/00408/FULL	Shoosmiths LLP
20/00408/FULL	Mr Amdtew coull
20/00408/FULL	Mrs June Hunter
20/00408/FULL	Mrs Rose Jenkins
20/00408/FULL	Mr Andrew Hunter
20/00408/FULL	Mrs Jillian Gordon
20/00408/FULL	Ms Rebekah Wilson- Pearce
20/00408/FULL	Andrew Birch
20/00408/FULL	Miss Gillian McGregor
20/00408/FULL	Mr Stephen Barty
20/00408/FULL	Mr John Drummie
20/00408/FULL	Miss Maisie Ross
20/00408/FULL	Mr Scott Leith
20/00408/FULL	Mrs Lisa Stewart
20/00408/FULL	Dr Smita Bhat
20/00408/FULL	Dr Audrey Vardy
20/00408/FULL	S Gordon
20/00408/FULL	Ms S Paton

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Jonathan McDowall

Address: 1 Piperdam Drive Fowlis Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Local Residents - The proposal is directly behind my house. I moved to this area to benefit from the semi-rural setting and this proposal will be very close to our house creating significant noise as well as affecting our privacy. With the potential for hundreds of people to visit per day, there will be nuisance, smells and overall significant negative impact on residents.

The current leisure facilities are adequate in the area. Therefore, there is no benefit in the proposed development, duplicating similar facilities. I have been told by a family member of the developer that their intention is to host weddings. As we already have a wedding venue in Piperdam, the impact, noise and nuisance on residents would be severely detrimental.

Environment - There is only a limited bus service to Piperdam, this will mean most will need to travel by car to the site, increasing air pollution at a time when we are trying to cut our carbon emissions. There are no paths to reach the development by foot, giving no choice but to travel by car for most people.

A Biomass plant is proposed. There are already 3 in the Piperdam area. Adding a further plant is unnecessary and will create pollution and adverse smell for residents.

Road safety - The proposal will increase traffic on an already busy road. Adding another entrance after a sharp, blind bend will create the potential for accidents to occur. Many cyclists also use the road. This increased traffic will again create serious issues.

Wildlife - The forest was home to a variety of species including red squirrels. Since the tree felling this wildlife have lost their natural home. As the developers are disregarding the need to re-plant

trees, this will have a significant impact on the local ecosystem over the long term.

Water/Sewerage - Piperdam has suffered water pressure issues over the years. These haven't been resolved and a new development has the potential to worsen this issue as well as putting added strain on sewerage.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Laura McDowall

Address: 1 Piperdam Drive Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: For years I aspired to live in Piperdam. I moved into my forever home last year. The proposed development is directly behind my house. I moved here for the semi-rural location with advantage of limited facilities. I'm concerned that the proposal will make Piperdam tourist dominated & remove the feel of a residential area.

The felling of the trees has already impacted local wildlife. We regularly see red squirrels in our garden & when out walking. There was also a dead badger on the road recently. I understand there is an obligation to restock the trees.

I'm also aware that there have been issues with water & sewage in the area, the proposal will add to these.

The proposal would particularly impact my property as we are adjacent to it. It will produce considerable noise from visitors & traffic. I'm particularly concerned with the size of the facility including bothies which confirm the intention to hold functions. A family member of a director of the development company informed me directly that the intention is to hold large events including Weddings. This will be a nuisance with late night gatherings spilling outside with extensive noise from people & traffic. The proposed outside bar area is facing our back garden meaning that there would be continual noise from people outside having consumed alcohol meaning increased noise levels. This will greatly impact our quality of life when we are used to silence & singing birds. It is a large site yet the outside seating & exit is directly behind residential properties.

I'm also concerned with increased traffic on the main road, for safety & the environment. I have witnessed a number of near miss accidents on the road & excessive speeding. I fear that increased traffic & a further entrance will pose a major risk & increase pollution.

I'm also concerned that this initial development will be extended in time.

Local residents were not informed, or consulted in any way, regarding the proposal which is disappointing.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Carmin Dow

Address: 4 Balbeuchley Steading Kirkton of Auchterhouse DD30QX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these plans because the permission to fell the trees was given by the forestry on the understanding that it would be restocked - not to clear the land for a building.

This is a legally binding obligation and so I don't understand how plans to build on the land could really be seriously considered.

As well as the legal aspect, there are repercussions for the wildlife here and this should be taken into consideration, especially for endangered species.

Also, there are local farm shops in the area which need to be supported and I think that this development could potentially ruin business for them.

There is a restaurant at Piperdam already, with others close by- perhaps these should also be supported rather than having a new business introduced.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Colin Wood

Address: 16 Osprey Crescent Piperdam Dundee DD2 5GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Initially this appears to be a fantastic idea, if only it had been in a more suitable location.

There are a large amount of favourable opinions recorded from people who are not residents of Piperdam, therefore a great outing for them to visit however they do not have to endure the constant issues I believe it would create for the residents.

Due to an irregular bus service, visitors are likely to travel to the development by private transport which would greatly increase the amount of traffic on an already busy 60mph 'A' road. Vehicles regularly exceed the speed limit on this road and there have been many accidents including fatalities. This is a rural road which is regularly used by individual cyclists and cycling clubs along with tractors and farm machinery.

The proposed entrance is extremely close to the existing entrance to Piperdam with bus stops on either side of the road. There are no pedestrian crossings from the bus stops or walkways, all of which would increase the dangers for pedestrians and road users. Representation has already been made to decrease the speed limit at the Piperdam Junction which has been refused.

The location was woodland and the tree felling was granted a permit on the legally binding condition that it was restocked prior to June 2022. This woodland housed several endangered species including red squirrels and hedgehogs which have all been displaced.

The loss of the trees has already increased the traffic noise pollution and if the development went ahead as proposed, there would be the additional noise due to the increased traffic as well as from

the visitors to the development which is planned to be a 320 seat facility.

A residential property is also in the plans. If this goes ahead it may set a precedence for the remaining piece of ground and other neighbouring woodland being destroyed for other residential properties.

Piperdam has poor water pressure and sewage issues. The proposed development would only exacerbate this.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Dr Keith Gelly

Address: 17 Osprey Avenue Piperdam Dundee DD2 5GB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is unsuitable for this location. There has already been significant environmental damage to woodland and wildlife with no intention to restore this as was required by the tree felling permission. There is concern about road safety with an increase in traffic, and vehicles turning off and on to a fast stretch of road. Water and wastewater infrastructure at Piperdam has been inadequate for many years with residents having to put up with poor water pressure - this development will exacerbate these problems. The development will create noise and air pollution to the detriment of residents.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr C Dingwall

Address: Osprey Road Piperdam Dundee DD2 5GA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I cannot support the proposed development in its current form for the following reasons:

1/ Road Safety - introducing another junction on an already busy and dangerous 60mph main road will significantly increase the risk of serious traffic accidents.

2/Water & Sewage - are already sub-standard at Piperdam. Introducing a large scale commercial development will only make this worse. This could be partly mitigated by a planning condition for the developer to upgrade water and sewage infrastructure for the Piperdam area.

3/ Felling order compliance - a felling order was granted on condition of restocking as part of a forestry management programme. Clearly a large scale commercial development was not included in the felling application which seems a convenient oversight. The Forestry Commission position on the proposal is clear.

4/ Residential amenity - the supporting statement cites improved amenity for Piperdam residents in terms of a shop and restaurant. There is already a shop and restaurant at Piperdam. Any benefit from having two facilities so close to each other will be more than offset by additional air and noise pollution from additional traffic flow and biomass plant linked to the proposed development.

Similar to other comments I would support improved public transport and/or the development of a cycle/footpath linking Muirhead and Piperdam. This would benefit both existing residents and visitors to the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Jill Richmond

Address: 16 Osprey Crescent Piperdam Dundee DD2 5GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A development to bring this type of facilities and jobs to the area should be commended, however in the current economic climate with hospitality being one of the hardest hit industries it is concerning that another development is being considered whilst places such as Angus Gateway in Monifieth are lying vacant and in a state of disrepair.

Visitors are likely to travel to the development by private transport which would greatly increase the amount of traffic on this busy 60mph road which already carries a high volume of cyclists and farm machinery. Vehicles regularly exceed the speed limit and there have been many accidents including fatalities

The proposed entrance is extremely close to the existing busy junction for Piperdam with bus stops on either side of the road. There are no pedestrian crossings from the bus stops or walkways, all of which would increase the dangers for pedestrians and road users.

The site was previously woodland and the tree felling was permitted on the condition that it was restocked prior to June 2022. There were several endangered species including red squirrels, hedgehogs and badgers, as well as bats which have all been displaced, if the woodland was re-instated as per the developer's legally binding obligation the species would hopefully return.

The loss of the trees has already increased the traffic noise pollution and if this development goes ahead, there would be the additional noise due to the increased traffic and from the visitors to the development which is planned to be a 240 seat facility plus additional bothy rooms and outside seating.

A residential property is also in the plans, which I believe is against Angus Council policy. If this goes ahead it may set a precedence for the remaining piece of ground that has been cleared by the developers as well as neighbouring woodland being destroyed for property development.

Piperdam suffers from poor water pressure and sewage issues which could be exacerbated by

this plan.

James Wright
Planning Officer
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Forfar
DD8 1AX

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Delivered: By E-mail

Your Ref 20/00408/FULL
Our Ref FM/S-00078471
Date 18 December 2020

Dear Sir

PLANNING APPLICATION REFERENCE 20/00408/FULL

We act on behalf of Piperdam Golf and Leisure Resort Limited. We submitted a letter of objection on our client's behalf in connection with the above planning application on 7 August 2020.

We note on the online planning portal that further submissions have been made by the applicant to the council since the date of our last letter. We also note that the application has not been determined within the timescale set out on the online planning portal.

We wish to comment further on two issues.

1. The applicant has submitted what purports to be a Water Drainage Statement. No further details have been submitted with this statement in terms of who prepared it, and the date on which it was prepared. The online portal indicates that it was received by the Council on or around 1 September 2020. The Statement sets out in written form how waste water will be dealt with at the proposed development. In dealing with waste water it states that: *"The waste water produced by the development is proposed to be attenuated in a suitably sized private pumping station, which will then convey the DWF flows to an existing bifurcation manhole at the head of the sewer network in Osprey Road, Piperdam."* No further details in connection with its location, design or capacity have been provided in relation to the proposed suitably-sized private pumping station.

Our clients have been in correspondence with Scottish Water in connection with the current status of the sewer network in and around Piperdam. Scottish Water has confirmed that the sewers in the area are private. This means that Scottish Water does not have the statutory authority to authorise any private connection from the proposed development into them without the agreement of the party that controls the private sewers. The sewers were installed by Piperdam and therefore, until they vest in Scottish Water, remain private sewers in the control of Piperdam.

We wish to draw to your attention that there is no agreement in place between the applicant or Scottish Water and our client in relation to connecting sewers from the proposed development into the private sewer network in the area. For the avoidance of doubt, our client has indicated to us

that at this stage they would not be minded to enter into any such agreement given the concerns they have about the impact of the proposed development on a range of issues.

2. In our letter dated 7 August 2020 we raised the issue of the impact of the proposed development on trees and how the proposal should be considered in light of the replanting condition imposed by Scottish Forestry. A further issue which has come to light is that we are not aware of any works being undertaken in order to fully consider the impact of the proposed development on protected species. Page 9 of the applicant's Planning Statement makes reference to a Wildlife Survey that was carried out in connection with a felling licence that was secured from Scottish Forestry. However, the survey has not been disclosed as part of the Planning Statement and it is not included in the Council's online planning portal. Members of the public are therefore unaware of the scope and conclusion of the survey and have been denied the opportunity to review it and submit representations in connection with it.

Further, the licensing regime in connection with the felling of trees, the licensing regime in connection with protected species, and the duties imposed on planning authorities in connection with protected species are three distinct matters that must be dealt with separately. Under the terms of paragraph 214 of Scottish Planning Policy the Council should only determine a planning application if the impact of the proposed development on protected species has been fully considered. If the content of the Council's online planning portal reflects the full extent of the documents submitted in connection with the application, it appears that no evidence has been placed before the Council to identify whether there are protected species on the application site, let alone how the proposed development may impact on them. The Chief Planner's letter of 16 May 2006 sets out clearly how applications that may have impact on protected species should be dealt with.

Given the nature of the application site, we would expect surveys to have been carried out in connection with protected species. If any protected species are identified, we would then expect the impact of the proposed development on those protected species to be assessed.

Finally, once any impact was known and understood, we would expect mitigation to be proposed. In addition, if protected species were identified has been present on site, we would expect the applicant to turn their mind to the three key tests contained within the Conservation (Natural Habitats &c.) Regulations 1994.

The applicant may be of the view that this work has been undertaken already in connection with Scottish Forestry felling licence. As we note above, that is a separate regime and does not absolve the applicant from carrying out survey work in connection with the planning application under planning policy.

James Wright

We would be very grateful if you could confirm receipt of this letter. In addition, we would be grateful if you could confirm that the terms of this letter will be taken into account when the application is considered.

Yours faithfully



Fraser Mitchell
Partner
SHOOSMITHS LLP

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Amdtew coull

Address: 3 eastmains cottages Auchterhouse Dundee Dd3 0qn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:piperdam holiday resort already caters for 95 % of the application . There is little or no requirement for another.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs June Hunter

Address: 11 Piperdam Drive Fowlis DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This venture impacts adversely on people and animals living in the Piperdam area. Felling of plantation destroyed the habitat of red squirrels, hedgehogs, badgers and birds. Scale of development makes legal obligation to replant very unlikely and contravenes the agreement. Entry or exit from Piperdam can be difficult with volume, speed and non-compliance of vehicles to obey speed limits or road markings. The situation will become worse as will traffic noise and pollution, impacting directly on residents. There's a noticeable difference since the trees were felled. Large carpark indicates that people are likely to travel by car, the existing bus service certainly won't be adequate-hardly green tourism.

Existing Resort provides many facilities proposed by the new development negating a need for a project on this scale, in direct competition. Size of the cleared area, well in excess of what's needed for the development, and meaning a change of land usage, raises questions about developer's future intentions.

Current directors of Forest Energy Scotland Ltd, formerly owners of Piperdam, must be aware of the problems of residents with sewage, water supply and poor water pressure. These aren't resolved, despite remedial work, and will be exacerbated by the development.

Most 'supporters' don't live in Piperdam, even Angus, and support a venture by Forest Energy and in particular Mr & Mrs Mulholland, regardless of what it is. Some mention the more general benefits of tourism and employment in Angus and liken the development to Balgove Larder, which is not adjacent to a residential housing development, and some don't even give reasons.

Economic Development Comments by the Service Leader look at general issues of tourism and employment within Angus but don't mention the impact on the existing community.

Those objecting do so because of detrimental effects on them and the environment

A site visit is needed to consider negative impacts. A change of location is the only answer

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Rose Jenkins

Address: Lundie Castle House Lundie DD2 5NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development on the following grounds:

- 1) There is a restocking obligation in accordance with the felling permission granted in 2019 that has not been addressed in the documentation submitted in the original application. As such this application is not aligned to that statutory condition.
- 2) There is little to no information about the junction design and the application is missing a valid transport study. What information that is provided is poorly articulated. I would draw attention to the danger of this road. On the first day back at school a car drove into the back of the Birkhill School bus when attempting to overtake the bus whilst it was picking up my son from the designated bus stop at Lundie Junction - approx. 160m from the new proposed junction. There are no pavements connecting the new proposals to any area other than the narrow market of Piperdam which suggests increasing and encouraging further car use from the surrounding area which is disappointing. The inclusion of a new bus stop 100m from the existing one seems pointless too.
- 3) The development includes a new residential property for an Essential Worker (Policy TC2). The Angus LDP defines an essential worker as a FT person required to 'meeting operation needs of.. a rural business.. for reasons of security or animal welfare or similar' (p. 269) and the Essential worker need is applied generally to more remote rural settings for economic reasons. This proposal presents no evidence of this need and the required Essential Worker Report has not been submitted.
- 4) The D&A statement is incorrect. There is shop 2.5miles to the directly to the east of the site on the same main road. The Piperdam development includes dining and other facilities for hire too.
- 5) The design of the property is disappointing with a pastiche approach that ignore the vernacular of the surrounding area, and does not enhance the area's setting. For a far more sympathetic approach visit Grewer's Farm Shop.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Andrew Hunter

Address: 11 Piperdam Drive Piperdam Fowlis DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed development is E not N of main Piperdam Dr - scale, nature and location of development are not appropriate. Not comparable with Balgove Larder - this dev would be near housing

The documents submitted are not detailed enough - too much unrealistic computer-generated imagery

No overall plan for cleared plantation which exceeds 5 hectares including proposed development

The site drawing has SE corner chopped off, not just for agent's name? Means site less than 2 hectares so no need for PAC

In the Supporting Statement mention of 'provide for new housing of a high quality design in a location that is appropriate for housing provision' is of great concern

No evidence of fire hydrants - none were installed in the original Piperdam chalet development

It's not just a farm shop and small cafe. There is provision for approx. 320 when including 2 bothies which can provide 'CONFERENCE and meeting facilities'

A joint effort in a farm location would be more appropriate for this dev? Under Landal P/dam now has a shop

Economic development & tourism should not be the only consideration. Residents should be entitled to proper consideration

Eco friendly? Replanting would be much more eco friendly.

The original application to fell requested that roadside broadleaf trees should be felled. These were only saved through Arboriculturist Report. Proposed provision of some swallow boxes is not much in the way of mitigation for loss of natural habitat

There is inadequate foul drainage at present + water supply problems in Piperdam

A923 already has surface water probs - SUDS discharge?

No pavement or cycle way exist or is proposed. Bus service 59 - last to Dundee 19.16hrs. This

would mean most people would be coming in a vehicle - increasing traffic volume + noise and air pollution

This is not an appropriate roadside development

Scottish Land Rights and Responsibilities Statement Principle 6 states 'There should be greater collaboration and community engagement in decisions about land'

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Jillian Gordon

Address: 11A Gourdie Street Dundee DD2 4RL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Already similar facilities nearby

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Rebekah Wilson- Pearce

Address: 37 Scott Street Dundee DD2 2AL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am regular visitor to this area as my family home is here. I was very upset to see the woodland destroyed as I regularly saw red squirrels and hedgehogs there. These are both endangered species and we should do all we can to protect them. The re-plant order should be enforced.

In support of my objection I cite Scottish Planning Policy :

Core principles

The system should operate to engage all interests as early and as fully as possible to inform decisions and allow issues of contention and controversy to be identified and tackled quickly and smoothly.

This was not done as developer kept area just below limit for mandatory consultation !!

There should be a clear focus on the quality of outcomes, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment.

This proposal does not do this it permanently destroys the natural environment, purely for commercial gain. My generation want our natural heritage preserved - we have enough restaurants.

The development meets none of the following :

Para 37 of Plan

The planning system has an important role in supporting the achievement of sustainable development through its influence on the location, layout and design of new development.

Decision making in the planning system should: - contribute to the reduction of greenhouse gas emissions in line with the commitment to reduce emissions by 42% by 2020 and 80% by 2050, contribute to reducing energy consumption and to the development of renewable energy

generation opportunities, - support the achievement of Zero Waste objectives, including the provision of the required waste management installations, - protect and enhance the cultural heritage, - protect and enhance the natural environment, including biodiversity and the landscape, - maintain, enhance and promote access to open space and recreation opportunities, - take into account the implications of development for water, air and soil quality

Comments for Planning Application 20/00408/FULL

Application Summary

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Andrew Hunter

Address: 11 Piperdam Drive Piperdam Fowlis DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Gillian McGregor

Address: 9 Belmont Street Newtyle Blairgowrie PH12 8UE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a frequent user of the A923 I am already dismayed at the decimation of the woodland which I believe was supposed to be reinstated in some way.

The speed limit at the entrance to Piper dam is 60mph but all too frequently this is not adhered to causing many accidents and near misses. The extra volume of traffic using this junction will cause all manner of extra problems

Not sure why another restaurant is required in close proximity to one well established already and there are numerous farm shops in the area also.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Stephen Barty

Address: 5 Osprey Avenue Piperdam Fowlis DD2 5GB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to express strong objection to the scale, placement and design of this development.

My primary reasons for objection are:

Noise - our semi-rural neighbourhood at Piperdam is relatively peaceful with the only exception being traffic noise from the A923. A key attraction of moving to the area in 2014 was the peaceful aspect of living here. The proposed development will surely increase the flow of traffic to the area, thereby increasing the frequency and scale of traffic noise and detracting from the current experience of living in the area.

Road Safety - the increased traffic and addition of a junction to the development site from the A923 causes concern with respect to road safety. The straight stretches of the A923 beside the Piperdam entrance are already a concern with respect to speeding vehicles (especially motorcycles), impatient overtaking of turning traffic, and a lack of footpaths and pedestrian protection measures. Unless improvements at the junctions of the main Piperdam entrance, the Lundie Castle Farm road, and the Binn footpath to the east of the Piperdam development form part of the development plan then the increased traffic is likely to worsen these already dangerous junctions, endangering the lives of locals and visitors alike.

Wildlife displacement - the forest plantations between the A923 and the Piperdam housing area are a great attraction to life here, providing valuable screening of visible traffic and the traffic noise from the A923. Moreover, the forest plantations offer a valuable wildlife habitat which we wish to maintain. Since the felling of the trees occurred at the development site, my family and I have

noticed a huge drop in sightings of wildlife in that area offset by a large increase in sightings of wildlife in our own back garden (circa 250m from the edge of the development site) - we believe this is evidence of wildlife displacement. The plans offer no equivalent replanting to offset the felling.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr John Drummie

Address: 11 Osprey Rise Fowlis Easter, Piperdam Dundee D2 5GF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My opinion:

1. Disappointed that the due Planning Process has been deliberately compromised by the Applicant, with the site already cleared of trees and a retrospective Planning Application being made without any prior public consultation. Tree felling has greatly compromised available design options to mitigate the impact of the development, to the detriment of the character of the area and its wildlife.
2. The Development Plan needs amending if this out-of-town retail park is to proceed.
3. The Site Area should be 4.7Ha (the blue boundary line shown on the plans) and development plans for the whole tree-felled plantation area provided. A piecemeal approach to Planning is not acceptable.
4. There appear to be Neighbours to the site who should be notified, or the Application advertised locally. Who owns the strip of land between the south verge of Coupar Angus Road and the existing P&W fence, which is currently maintained as a public right of way?
5. Expected supporting documents are not available: Environmental, Economic, Construction Impacts, Surveys, Mitigation Measures etc.
6. Scottish Water are notably silent on the chronic problems with foul sewage, surface water and water pressure in Piperdam. Network reinforcement must be agreed and binding before further development is permitted.
7. A sewage pumping station and pumping main will be required to connect to the existing public network, where are these shown? Likewise, for the electricity grid connection.
8. Can the new junction be reconfigured to keep more existing mature trees, even if the speed limit needs reducing? Provision must be made for safe pedestrian access from Piperdam.
9. Community betterment from previous Applications needs reviewing to ensure all promised amenities have been provided (woodland walks etc.).

10. Public engagement is required to improve on the submitted design and agree appropriate mitigation measures, particularly for those residents and wildlife already impacted.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Maisie Ross

Address: Redbarn, Memus Road, Tannadice Forfar DD83FA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection as it is disruptive to wildlife

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Scott Leith

Address: 5 Osprey Bank Fowlis Dundee DD2 5GE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting for several reasons.

Wastewater drainage - Existing Piperdam Pumping Station and sewerage system has been an on-going problem for years. Still not sure if Scottish Water has officially adopted it! (been over 20 years).

When the PS was originally constructed and at that time was under the ownership of the person who is now proposing this restaurant/farm shop), there were many issues: pumps undersized, infiltration a major issue, illegal connections eg. swimming pools and Scottish Water are now still working on this with the new owner (landal). This proposed development will put further pressure on the existing fragile sewerage network. In addition to my knowledge there is already flooding concerns downstream which this proposed development may exaggerate.

Water Pressure - the water supply has been a concern for many years and the source of many complaints to Scottish Water, therefore any additional development will put this supply under even more stress and no doubt will directly impact existing residents.

Biomass Plant - This will be 3 or 4 biomass plants in a small area. Further risk of odours.

Tree Felling - this permission from the Forestry Commission was granted on the basis where the whole area needs to be restocked by June 2022. The habitat has been destroyed with no intention to restock. The plans show a few trees planted for decoration - this does not constitute restocking.

Finally it would be good to consider the comments from people directly impacted by this

development and not the wider circle of contributors.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Lisa Stewart

Address: 5 Glamis Crescent Inchtute Ph14 9QU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Concerned around the noise pollution of nearby residences and bringing a greater level of traffic to what is already a busy and dangerous road.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Dr Smita Bhat

Address: 1,Osprey Road Piperdam Dundee DD25GA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to this development.

First of all,4000 trees were felled without local consultation.This has led to severe destruction of wildlife habitat and as a consequence a lot of poor wee hedgehogs are coming into our garden looking for food.This animal is now on the critically endangered list.The legal obligation is for restocking of the forestry,but clearly this will not happen if this development goes ahead.

The felling has led to the area looking unsightly and increased noise pollution .

The proposed development does not sit within the rural setting and is massive.It will lead to a huge influx of guests and increasing car traffic within the area.

There is accommodation to be provided for staff,so clearly local people may not even be employed.

We have received a very aggressive and angry letter from the developers trying to clear myths about this.They tell us they are aiming for a Gleneagles type of development abd we should not object.

This development is completely different to glen eagles in that the design is very tacky and aesthetically horrible.

For years,we the residents suffered from severe water shortages in Piperdam.Some mornings ,there was not a trickle of water to shower.I am afraid this is going to put more pressure on existing resources abd we will have to suffer again.

The morally right thing to do for the developers is to replant the area and help local wildlife.

I strongly object to this development going ahead.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Dr Audrey Vardy

Address: 10 Osprey Bank, Piperdam Fowlis By Dundee DD2 5GE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the submitted planning permission for several reasons:

- 1) I am concerned by the fact the trees were felled on this piece of land under a permit, which stated they would be re-stocked by 2022. There is no longer any intention to restock this area, given the current planning application. Indeed, information received from the Developers themselves state there will be 'landscaping' which is quite different to restocking.
- 2) The wildlife (including red squirrels, hedgehogs and fledgling birds) which has been displaced from this area is now much more vulnerable residing in resident's gardens etc.
- 3) The water infrastructure within the residential Piperdam area has been problematic for many years. Although improvements have been made, I would be concerned by the addition of another commercial operation.
- 4) The increase in traffic and noise pollution is a concern. The A923 is already a busy road and we moved to this area to be in a semi-rural environment.
- 5) The planned development also makes provision for a residential house. This part of the application is a particular concern - it demonstrates the developer is planning to recruit from out with the local area and it also changes the land use, making it easier to include residential properties in the future once a precedence is set. This is not in keeping with the Angus Council planning policy.

I would also like to note that the majority of comments in support of this development are coming

from people out with the immediate Piperdam area. It is the local residents themselves who will be negatively impacted by this Development.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: S Gordon

Address: 5 Gourdie Street Dundee DD24RP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:-increased noise to existing properties

-issues concerning water and sewage capacity

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms S Paton

Address: 26 Strips of Craigie Road Dundee DD4 7QG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed planning application for this site on the following three grounds.

1. The change of use of the land from forestry to commercial. This will ultimately lose a large if not all area of the first which is a crucial habitat for a number of species including red squirrels which are in fact endangered in Scotland. As a result of the forestry area being distorted prior to the planning permission that has resulted in species habitats being dispersed which is ultimately putting them in danger.

2. The A932 is the main artery in and out of Dundee for residents living in the area. As a result, there is a large volume of traffic travelling along it daily with numerous accidents occurring. The entrance/exit to the development that is proposed is near a blind corner which will increase the likelihood of fatal accidents occurring.

3. Air and noise pollution will increase as a result of greater number of cars entering the area. This pollution is not only harmful to humans but also the local wildlife.

Having this development will ruin the environment of the residents in a relatively sedate area.

20/00408/FULL	Mr Brian Thomson
20/00408/FULL	Dr Donald Gemmell
20/00408/FULL	Mrs Catriona Ferguson
20/00408/FULL	Mr Tony Barr
20/00408/FULL	Mr Hussain Al-Momen
20/00408/FULL	Mr Terry Smart
20/00408/FULL	Ms Sarah Wood
20/00408/FULL	Mr William McLean
20/00408/FULL	Miss Clayre Brain
20/00408/FULL	Miss Claire Glaister
20/00408/FULL	Mr Erfan ALI
20/00408/FULL	Mr Neil Bhat
20/00408/FULL	Ms Nancy Farquhar
20/00408/FULL	Dr Raj Bhat
20/00408/FULL	Mrs Allison Salmean
20/00408/FULL	Ms Angela Wilson
20/00408/FULL	Mr Kenneth Churcher
20/00408/FULL	Mrs Jo Gevers
20/00408/FULL	Mrs Janet Shaw
20/00408/FULL	Mrs Audrey Simpson
20/00408/FULL	Mrs Miriam Rooney
20/00408/FULL	Mrs Winifred Thomson
20/00408/FULL	Mr James Fleming
20/00408/FULL	Mr Michael Ross

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Brian Thomson

Address: 2 Osprey Bank Dundee DD2 5GE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning proposal across a number of points:

1. Scottish water has stated there is sufficient water capacity to service the Piperdam residential area, however the underpinning infrastructure and pipework is currently at capacity and cannot handle any more scale without leading to further disruption for the current residents.
2. While the Bio-mass plant may not produce excessive noise; the existing wood chipping plant (already subject to numerous complaints) will need to increase production to generate the fuel to meet the demands of the proposed plant - only exacerbating the current unresolved noise, pollution, and traffic issues. Also, the access road to the plant is near to the blind bend on the A923 - meaning increased HGV lorries manoeuvring in and out of the site, risking road users travelling at speed.
3. The Angus Council Planning Policy states 'development proposals will require to demonstrate according to scale, type, and location, that they are located where there is adequate local road network capacity, or where capacity can be made available' - the Muirhead junction A932 to Newtyle road is currently a bottle neck (worst at peak times) for existing traffic without the additional pressure resulting from visitors to the proposed venue, which is likely to only be reached by private vehicle as there is currently insufficient public transport servicing the route.
4. Air and light pollution resulting from the bio-plant and traffic damaging the health of residents, the environment, and local wildlife especially protected species (Bats, Red Squirrels and Badgers) of which there are many in the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Dr Donald Gemmell

Address: 4 Osprey Bank Fowlis Dundee DD2 5GE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development on the following grounds:

1. The loss of woodland in this area means that the natural habitat for many endangered species, including the red squirrel, has been destroyed.

The felling permit was granted by the Forestry Commission on the basis that the whole area would be replanted by June 2022. However, the planting of a few trees as indicated on the plans, for aesthetic purposes, does not constitute replanting. The submission of this application strongly suggests that the tree felling was done in preparation for the proposed development. The developers have a legally binding obligation to restock the woodland, an obligation there is no indication of them honouring. An obligation the developers are choosing to ignore or being allowed to ignore by Angus Council Planning Department?

2. The number of parking places marked on the plan, indicates that the expectation is that most customers will be arriving by car. The consequent increase in the volume of traffic, on an already busy road, raises concerns about an increase in road accidents and the safety of cyclists and pedestrians in and around Piperdam. More cars also lead to more noise and air pollution.

3. Piperdam residents have long endured significant issues with low mains water pressure and sewage capacity. These issues have not been resolved and a further development using the same resources will further exacerbate the problem.

4. The proposed development has been compared to Balgove Larder, St Andrews by several people. The crucial difference is that Balgove is not in a residential area. My objection is not to the concept per se but to the proposed location.

5. The residential house proposed is against Angus Council Policy. Allowing a residential development on this site would set a worrying precedent for further planning proposals to develop the remaining land.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Catriona Ferguson

Address: 6 Small Holdings Crieff PH7 3RP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Tony Barr

Address: 8 Osprey Crescent Piperdam Dundee DD2 5GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development proposal is not in any way sensitive to the surrounding residential context as stated by the developer.

Residents in this area moved to a semi rural location to avoid commercial enterprise being located close to their homes. If this proposal is given planning it appears to contradict Angus Councils planning policy that established this rural retreat.

Commercial development on this site will further increase the traffic on an already busy road, and with an additional junction off the A923, will constitute further danger for local residents

The increase in traffic and a further biomass plant will create further noise and air pollution for local residents. Removal of the existing trees has already increased noise pollution experienced by residents

Piperdam residents have long endured issues concerning water and sewage capacity and further development utilising the same resources will exacerbate this problem

Residents moved to Piperdam attracted by the quiet rural location. Removal of the trees has damaged the visual amenity of the area and increased noise. The legal obligation to restock this land area seems to be ignored by the developer.

Allowing further residential development on this site would be a first step for future planning proposals to extend development in the remaining land area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Hussain Al-Momen

Address: 3 Piperdam Fowlis DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to start by noting that the majority of the people supporting this application live outside the area of Piperdam, thus are not affected by this development and are unable to experience the major disadvantages. I would encourage you to prioritise the comments and complaints of the Piperdam locals as they are the ones who will suffer greatly if this development goes ahead.

The A923 is a narrow road with a 60 mph speed limit that is often ignored and used by some for racing. Having increased traffic will only increase the likelihood and severity of incidents on the road. The increased traffic on this road, which is not capable of accommodating for hundreds of cars that the developer is planning for will inevitably lead to dangerous driving behaviours that will result in the worst outcomes. Children safety should be prioritised as they cross this road daily.

Local residents have long suffered from water pressure with households having no water at times. This is unacceptable by all standards. The proposed development which is designed for hundreds will further strain and multiply this issue.

Piperdam must be kept as a semi rural residential area and prevent it from being commercialised. Giving commercial planning permission in this area will encourage more developments and will adversely affect the area we live in. There are plenty of amenities within a short commute, no need for more.

The proposed development has already set a negative precedent to its approach towards the environment by felling the trees, disturbing the ecology of the area. Moreover, this has increased noise pollution and severely affected the residents' life quality. Having the development in close vicinity of households will only aggravate the problem especially with the proposed activities and

the number of cars. I also have concerns about the biomass plant which will be few meter away from multiple households thus impacting their quality of of living by noise and emissions generated.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Terry Smart

Address: 1 Osprey Avenue Piperdam DD2 5GB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objections to the proposed Development are as follows:

- 1) Piperdam Residents located to Piperdam so as to benefit from a rural location with access, if wished, to the available facilities of the adjacent complex. If the proposed development were to proceed it would introduce increased commercial development detracting from the initial development. The existing entertainment venue situated at Piperdam is considered sufficient to meet local requirements.
- 2) Commercial development on the proposed site will result in an increase in traffic on what is already a busy road.
- 3) The creation of a further junction leading off the A923 is likely to present safety issues and to constitute further danger for local residents given that speeding on the main road is already prevalent and there have been a number of accidents on this road.
- 4) The resulting increase in traffic along with the installation of a biomass plant will result in further noise and air pollution for local residents.
- 5) Removal of the existing trees has already increased noise pollution experienced by residents and the removal of trees without re-stocking would appear to impact upon the environment in contradiction to the provisions of the Development Plan.
- 6) Whilst public transport is available, it is considered not to be regular enough so as to be of realistic use to the proposed development. As a result, it is highly likely the majority of visitors to any such development would be likely to travel using private transport. Accordingly, this development would not support the national and regional planning policies seeking to promote sustainable transport and active travel, giving priority to walking and cycling for local journeys and to public transport in preference to travel by car.
- 7) Piperdam residents have encountered issues concerning water and sewage capacity over a

number of years and further development utilising the same resources will do nothing to alleviate this problem.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Sarah Wood

Address: Head Foresters House Snaigow Estate Dunkeld PH8ORD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I visit this area regularly with my children to visit friends and the soft play area and walk in the woods.

I was furious to see the Woodland cut down last year with no consultation. We saw several red squirrels and other wildlife in this area before this devastation to their habitat. Where have they gone now? Red squirrels are endangered and we should be doing everything we can to help them survive and breed. This has done the exact opposite.

It would be awful to let this area be lost for ever for yet another commercial development. I don't know anyone that has said - what we need is more cafe's and restaurants, but I know lots of people who say we should do all we can to save our wildlife before it's too late.

It's not as if the area needs any more restaurants. There is a perfectly good one down the road and several within a short distance.

This development would just add to the erosion of our natural environment, increase pollution from cars and can you imagine the disruption to residences that are really close to this area.

This area is totally unsuitable for this type of development - they should be made to do what they agreed to do and re-plant the trees and give the wildlife back their environment. Trees reduce carbon dioxide and help us move towards being carbon neutral, cars add to it.

Developers should not be allowed to get away with this.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr William McLean

Address: The Sadler House 51 Dunure Road Ayr Ayrshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's a disgrace that this natural habitat which is home to such rare animals is being stripped for this project. Shame on all concerned.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Clayre Brain

Address: 11 Craigower Crescent Pitlochry PH16 5HS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Claire Glaister

Address: Scottish Forestry Upper Battleby, Redgorton Perth PH1 3EN

Comment Details

Commenter Type: Government Agency or Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The two main issues of concern to Scottish Forestry are 1) the loss of woodland cover that will occur as a result of this development and 2) that the area of land is already covered by a legally binding restocking obligation.

Please note a letter containing more detailed comments has been submitted to PLNProcessing@angus.gov.uk and forms part of our response.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Erfan ALI

Address: 3 Piperdam drive Fowlis Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr. Wright

I hope that you , your staff members and family doing well during this difficult times.

I'm writing to you today, to highlight some vital issues related to the planning permission of this project .

1-As you know that the designed capacity and the width of the road leading to this area is very limited and has had many car accidents during the past period . therefore and unfortunately , adding more facilities will increase the car traffic will eventually increase the possibility of the accidents . Having in mind that this facility will have a continuous car flow on hourly basis .

2-Being a direct neighbour to this project ,With the noise that will be generated by the attendees of the compound will make our life very difficult ,

3-While the Bio- mass plant will be constructed in 50 meters a ways from my home , that will make a big noise and pollution to our area .

4- Having in mind , that there is a shortage in the water supply to area , therefore putting new constructions will increase this shortage. Beside that the sewer system is not designed to have such big facilities . So the project will increase the suffer of the people living in this area.

5-While according to the planning permission polices. it is not allowed to put commercial facilities in this specific residential area .

6-On top of that , the developer had taken a lot of trees from the site, which increase the pollution rate and subsequently will put our health in danger .

Finally , I'm counting on you to stop approving this project for the sake of your people lives and health,

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Neil Bhat

Address: 1,Osprey road Piperdam Dundee DD25GA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:The developer has been deliberately opaque and devious to avoid a public consultation.Trees have been felled and wildlife habitat destroyed.If this development goes ahead ,traffic ,water shortages ,noise pollution will be exacerbated .

Most of the people supporting this application do not live in this area.Some are commenting from Kirkcaldy abd edinburgh.What about the impact on the people who have homes here?

If approved,Angus council would be contravening its own planning policy allowing a commercial development of this kind to take place here,opening the door to more development and destroying more woodland.

Please see Scottish forestry report admitting to being tricked by the developers.

We received a very unwelcome and aggressive letter through our letterbox from the developers.Balhove larder abd house of bruar are not at the site of residential developments.We are adequately served by Grewars and Arbuckles farm shops.

Please do the right thing and refuse this development

and ask the developer to restock woodland as he is legally obliged to to do.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Nancy Farquhar

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why does anyone think a development of this type is suitable situated on the A923 road? Looking at the plans I can't see this working at all - the road will not be able to cope for a start. It's going to totally change the look of the area, and not for the better. There are plenty areas north of Dundee that would be much more suitably served by the existing large road layouts there. Also there are so many vacant brownfield sites in Dundee, for example the Dunsinane area, that are pulling Dundee down - plenty room there for a massive development like this. It would give that area a fantastic lift. Also only customers with cars will likely access this site, creating more pollution and traffic, and excluding people who don't have cars. There is a bus service, but realistically not many will choose to go there on the bus. The traffic through Muirhead has outgrown the road hugely in the last decade. Will everyone who is employed there be expected to own cars to travel there - on a likely minimum wage? Whereas an area like Dunsinane they could access public transport, perhaps live nearby or possibly use taxis. Disgusted that woodland has been felled and wildlife displaced to make room for this. I'm sure it would be a great success as a business - but this is not the right site for it.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Dr Raj Bhat

Address: 1, Osprey Road Piperdam Dundee DD25GA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is not in keeping with the semi rural nature of the area. Red squirrels, hedgehogs have lost their habitat. Issues of dangerous driving, more cars, noise pollution, water and sewage problems have already been raised.

Please take into consideration that most of the letters of support are from family /friends of the developers or from heating engineers etc who are likely to benefit personally from contracts if this development goes ahead.

Please take into account that we are residents of this area, we have our homes here and are the ones who are going to be affected.

Please do not approve this development and instruct the developers to restock the woodland as instructed by the Forestry commission.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Allison Salmean

Address: 1 Osprey View Fowlis Dundee DD2 5LZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTIONS:-

1. I moved to Piperdam to be in the countryside, but semi-rural with advantages of a restaurant & other amenities. We already have entertainment facilities that more than meet requirements & feel that building this new development would not only clash with what we have but make the area far too busy & noisy. I believe some resident already have some issues with the current lodges/function suite noise so adding another public area would only increase this issue.
2. I was very upset at the tree felling which occurred, due to the amount of wildlife I knew of that resided there - red squirrels, hedgehogs & badgers (please note that the red squirrels & hedgehogs are both on the endangered Red List recently published by International Union for the Conservation of Nature). I have since had red squirrels visiting my garden often (only happened very rarely before) so I am convinced it is because they have been displaced from their homes & have no where else to source food at present. As the Forestry Commission instructed that the felled trees must be re-stocked by 2022 I feel that this should be adhered to otherwise what is the point of even having such legal obligations!
3. The roads network around this area has many difficulties with the volume of traffic already & I fear the worst should this development go ahead. The A923 constantly has speeding vehicles on it, way over the 60mph limit, (a number of which I have reported to police in the past) & has had many accidents (several fatals) over the years. A Freedom of Information request has been submitted in relation to this. How many more fatals may occur due to people trying to cross that road or walk along it from this proposed development, as there is currently no footpath?
4. If this new development is licensed how many public order issues may occur, I have written to the local policing authority commander about this.
5. Low water pressure situation at Piperdam is another big issue which will only worsen.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Angela Wilson

Address: 2 Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My home is approximately 200m from this proposed development. I moved to this semi-rural location 18 years ago to enjoy the peace and quiet.

Unlike similar developments, this is extremely close to many residences. There has been no pre-application consultation to discuss concerns (0.03 hectares below threshold).

This will cause considerable noise pollution, particularly from outdoor seating area and car park.

Members of developers' family have openly expressed an intention to hold large, late licence, events at this 320seater location. Imagine the noise from the outdoor seating area and car park late into the evening/night, especially from those celebrating and consuming alcohol! Who would want such a thing to the rear of their home or in close proximity?

When the trees were felled in Nov'19, some hardwoods without authority, there was a legal obligation to re-stock. This should be enforced. Red Squirrels, hedgehogs and bats, all on the National Red List for endangered species, were displaced into our gardens. This is no place for wild animals. They need their habitat back if they are not to perish. Do we want to contribute to their demise? We all need to do our bit to preserve these animals for future generations (on-line petition will be sent to you).

The A923 is a busy road, with many motorists greatly exceeding the speed limit. Residents regularly report dangerous driving. There is no provision for cyclists or pedestrians, which Government encourages. The proposed entrance is close to a blind bend. A recipe for disaster! There will be an increase in pollution from cars and biomass plant which will pollute the area against environmental targets and may exacerbate my asthma.

This is not complimentary to Piperdam, it is the exact opposite. There is more than sufficient restaurant, café and shop provision in the area. This application contravenes Angus Councils planning policy in many regards.

This will add to the ongoing, issues with water pressure and sewage.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Kenneth Churcher

Address: The Garden House Muirloch Farm, Liff Dundee DD2 5NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application.

This application has yet another biomass boiler which, I presume, will be supplied by the biomass plant very close to my house.

This biomass plant was eventually granted planning permission on the basis that it was predominantly to supply the Piperdam complex.

Will the council be monitoring the export from the plant to check it is within the agreed limit?

More biomass usage means more noise for the local residents from the chipper and the biomass boiler fan running longer to dry the chippings, more vehicle movements, more pollution from diesel engines used on site and even more damage to the public access track and the Check Bar Road. This strongly suggests that further breaches are only to be expected e.g. operating out of the agreed hours and above noise level limits which have not been achieved to date.

The trees cut down in the area should be replaced, as red squirrels were often seen there and in the wooded area west of the Piperdam entrance which is also owned by the applicant.

Red squirrels are now visiting the gardens, some distance away in Muirloch Farm, on a daily basis presumably, because of lack of food and loss of habitat.

This animal is on the red endangered list so needs saving.

The trees should be replanted as per the legally binding restocking obligation set by Scottish

Forestry.

Please consider issues raised by locals as opposed to family and friends rallying round from all over the country.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Jo Gevers

Address: Upper Flat Muirloch Farm Liff DD2 5NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned about the continued loss of woodland in the Piperdam area, and resulting impact on wildlife (especially red squirrels) and general loss of amenity. The requirement to restock this site is clear and should be followed through.

The applicant has an established record of non-compliance with planning conditions, and I am deeply pessimistic about the prospects for this development to adhere to any mitigating limitations imposed, should permission be granted.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Janet Shaw

Address: 7 Osprey Crescent Piperdam Dundee DD2 5GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns about the felling of the trees in the forest area, which was the natural habitat for endangered species, red squirrels and hedgehogs. This area was to be replanted as stipulated by 2022. It would appear that this may now not happen.

The development is planned in a semi-rural area, close to private housing. This will affect the residents of these houses considerably, with increased noise pollution from customer and service traffic.

Traffic safety is already an issue on this very busy stretch of road.

This is a large commercial development which is not in keeping with the rural landscape.

The plan of this development would suggest it is going to be considerably more than a farm shop, restaurant and cafe.

The reference in a recent circular to the residents of Piperdam suggesting similarities with that of Balgove and House of Bruar are erroneous as there are no rural housing developments close to these commercial retail establishments.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Audrey Simpson

Address: 11 Benvie Road Fowlis By Dundee dd2 5sa

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns about this development and its real potential to increase the amount of speeding traffic on roads that are narrow and not speed calmed in Fowlis.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Miriam Rooney

Address: 9 Osprey Crescent Fowlis DD2 5GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned about the following:

- the air and noise pollution the planned very large hospitality development would produce, and especially if a late licence is approved with functions in the evenings.

- that the number of trees felled will not be restocked by 2022 as legally obliged and that the habitat for wildlife in the area will be permanently destroyed.

- that an additional biomass plant will be erected causing to more pollution in the area in addition to traffic pollution.

- that the water and sewage capacity to service such a commercial development (given the problems past and present) will be a major issue.

- the increased traffic on the already dangerous A923 will increase noise and air pollution. The bus service is very poor to the area so there is no doubt traffic would be a major concern for residents.

I am concerned that a commercial development on this scale will negatively affect the existing Piperdam leisure facility and will especially affect those living adjacent to the proposed building site.

Comparisons with the Balgove and House of Bruar are irrelevant as there are no residential housing estates associated with these commercial outlets. There are already several farm shops in the vicinity of Piperdam which should be supported.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Winifred Thomson

Address: 2 Osprey Bank Dundee DD2 5GE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the outlined planning proposal.

While the application quotes the TAYplan Strategic Development Plan (2016-2036) and acknowledges that the proposal does not directly support the SDA, it omits that the proposal contradicts the TAYplan SDA both directly, and in its intention.

My fundamental issue is the like for like duplication of services offered by the existing Landal Piperdam resort and surrounding local businesses.

These facilities do not currently run at capacity therefore this proposal offers little benefit to the local residents, instead materially impacting people's enjoyment of their homes and the semi-rural environment many people like myself chose to locate to.

Additionally, for a Farm shop and Restaurant, I question the requirement to build 'staff' accommodation, especially if the intention is to support and create job opportunities in the local community - this request is also contrary to the SDA plan which states 'Further residential development at Ballumbie and Piperdam would promote an unsustainable pattern of development and is therefore not supported'.

Regarding the Section 5.0 reference to the felling licence which was granted in 2019 - this was not to 'remove areas of woodland' but with the provision and (legal) obligation to restock this area by 2022 - clearly this cannot be achieved when the developers have laid a carpark, and erected commercial premises on the land - something which was not disclosed to the Scottish Forestry Commission at the time of the application as expressed by the Forestry Commission representative in their objection to this planning proposal

I am also concerned that this application is only for development of a 1.97Ha site , however the

felling activities expanded over 4.67Ha disrupting the local wildlife and impacting the environment - due to this I would like to know when the Strategic Environmental Assessment will be conducted on this site to review the pollution and environmental impacts.

Comments for Planning Application 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr James Fleming

Address: 188 St Fillans Road Dundee Dd3 9lh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It appears this will significantly increase the noise and pollution levels in the area with the building work and increased traffic flow. Instead of driving wildlife further away the right thing to do is replant the area to restore habitats and the natural beauty of the area

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Michael Ross

Address: 7 Osprey Bank, Piperdam, Fowlis, Dundee DD2 5GE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My grounds for objection are:

Tree felling - there is a legal obligation to re-plant. Tree felling was obviously done in preparation for this proposed development.

Residential house - this will be used as a means to facilitate more house building in future.

Highways issues - safety and visibility concerns.

Water and sewage capacity - water pressure in Piperdam has always been an issue and this will make it worse.

20/00408/FULL	Mr Paul Lewis
20/00408/FULL	Dr Alison Hill
20/00408/FULL	Mrs Jennifer Leith
20/00408/FULL	Miss Emily Wilson-Pearce
20/00408/FULL	Mr Matt Taylor
20/00408/FULL	Miss Vaila Robertson
20/00408/FULL	Mrs Hayley Mcalister
20/00408/FULL	Mrs Lajeen Rashid
20/00408/FULL	Mrs Sheena Fleming
20/00408/FULL	Jenny Salmean
20/00408/FULL	Ms Carole Murzynowska
20/00408/FULL	Ms Lorna Duthie
20/00408/FULL	Mrs Heather Bailey
20/00408/FULL	Mrs Janet Dalzell
20/00408/FULL	Mrs Elaine Carr-Khan
20/00408/FULL	Mrs Lorna Carter
20/00408/FULL	Mr Steve Carter
20/00408/FULL	Lorraine Warden
20/00408/FULL	Mr Walter A S MacAulay
20/00408/FULL	Mr Anthony Stewart
20/00408/FULL	Mr Mark Hughes
20/00408/FULL	Mr Nathan Murray
20/00408/FULL	Mr Walter Willem Meijer MacAulay

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Paul Lewis

Address: 4 Osprey Avenue Fowlis Dundee DD25GB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We already have a major entertainment venue at Piperdam, which functions well, and appears to adequately meet all local requirements and then some.

I object to the proposed development on the following grounds:

Air pollution

Noise pollution

Traffic safety and increase in volume

A failure to restock felled trees

The sheer deviousness of the planning application, by keeping the application 0.03 hectares below consultation threshold

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Dr Alison Hill

Address: 17 Osprey Avenue Piperdam Dundee DD2 5GB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development on the following grounds.

1. There is a legal obligation to restock the felled trees by 2022. This will not be done if the development proceeds. The area was known to house diverse wildlife including red squirrels and hedgehogs, both of which are officially endangered species. A bit of landscaping will not be sufficient to replace the lost habitat.
2. Increased noise and air pollution from large numbers of people and vehicles. The bus service is infrequent so private vehicles will be required by most visitors.
3. Potential for increased traffic accidents in an area already high risk with fast, often speeding, traffic and a blind bend in the road.
4. Increased pressure on water and sewerage facilities. There are longstanding problems in the Piperdam locality with water pressure and additional requirements will only worsen these.
5. The commercial development is not in keeping with Angus Council planning policy and in particular no residential properties were to be built in this area. It will adversely affect the quiet semi rural nature of the area. There are already sufficient facilities locally, with the current Piperdam holiday complex and restaurants, and local cafes and farm shops nearby.

It is noticeable that the majority of supportive comments are from people who live nowhere near Piperdam. May I respectfully request that the views of the people who live here and will be affected daily by this development are given suitable consideration.

Comments for Planning Application 20/00408/FULL

Application Summary

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Jennifer Leith

Address: 5 Osprey Bank Fowlis Dundee DD2 5GE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting on the following basis

Water/Sewage Capacity- there has historically been issues with water pressure and many promised upgrades by this developer have never been delivered. This will put additional strain on an already overloaded system. The system here cannot cope, this is an issue where many complaints have already been made to Scottish Water and investigations have been discussed publicly at previous residents meeting.

Wastewater drainage- Existing Piperdam Pumping Station and sewerage system has been an on-going problem for years. Still not sure if Scottish Water has officially adopted it! (been over 20 years). As understand from the Scottish Water Meeting there were many issues: pumps undersized, infiltration is a major issue, illegal connections eg. swimming pools (think 3 or 4) and Scottish Water are now still working on this with the new owner (Landal). This proposed development will put further pressure on the existing fragile sewerage network. In addition I understand there is already flooding concerns downstream which this proposed development may exaggerate.

Environmental- the wildlife habitat has been destroyed but on the basis of a legal requirement to re-stock, which it now seems was never the intention as such Wildlife has been displaced. Noise levels from such an establishment, and as stated by the developers representative events lasting into the night, will bring heightened noise and anti-social behaviour to what is a quiet semi-rural development.

Comments that there will be bird boxes & sparse trees is an insult to the environmental damage

already made.

Highways Issues-A923 is a busy and fast road, there are already safety issues resulting in accidents, this development will significantly compound these issues.

Additional Residential Property- this is a change of purpose which is not only highlighting the lack of intent to employ local people but also if allowed will allow the developer to change the purpose in future.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Emily Wilson-Pearce

Address: 22 George Street Perth PH1 5JR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although I now live in Perth, this development is directly behind my family home, which I go back to for peace and quiet and to be able to enjoy the rural setting.

I have always taken a keen interest in the wildlife in the area and spent much of my childhood playing in the woods known as Lundiemuir woodland.

I was very upset when these woods were cut down and wildlife was either killed or displaced.

Although endangered red squirrels can still be seen in local gardens, they need their woodland back for proper shelter and food. I thought we were trying to protect the red Squirrel and hedgehogs, not destroy their habitat. Trees are essential to lower our carbon footprint and I thought we were all being encouraged to plant more trees, not cut them down unnecessarily.

As I understand it there is an order to replant the trees - this should be done and not build on this land. There are enough facilities in the area already, and rather than create more jobs, this will just take jobs away from other businesses.

Have any National environmental or wildlife groups been asked for their views ?

I don't think any of the people supporting, who don't live in the area, have any idea of the negative environmental impact or the effect this will have on local people.

Please also consider the noise that will be heard by a large number of residents. The outdoor area is very close to a number of houses and when people have had a bit to drink they get louder and louder. Its one thing to buy a house knowing that there is a noisy place close by, but it is unfair to have a house in a very quiet area and then have something like this built right behind you, totally transforming your quality of life.

Most people would have to drive to this place, creating more traffic pollution on a road that sees lots of dangerous driving already, and there is nowhere for pedestrians to get to this apart from down this busy road with no pavement.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Matt Taylor

Address: 21 Osprey Crescent Piperdam Dundee DD2 5GD

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not against the opening of a cafe and farm shop on the site, but I have reservations about the scale of the application. It is just 0.03 hectares below the threshold for consultation, which is perfectly within Developer's rights. However this decision has actually prevented me from understanding more about their proposals, hence my objections;

1. Road Safety - The A923 is a fast and dangerous road, and in the time that I have lived on Piperdam it has unfortunately claimed a number of fatalities. Negotiating the junction with Piperdam Dive can often be a very precarious affair, particularly with the adjacent bus stop. The proposed development would only exacerbate this situation in my opinion.
2. Water and sewage capacity - It is well documented that there have been long-standing issues with the water pressure to many homes on Piperdam. Unless there is going to be significant investment in the current infrastructure, then surely this will only get worse should the proposal be allowed. Has Scottish Water made any official response to this application?
3. Tree Felling - There was no consultation on the clearing of the site concerned, and I understand that there was an obligation for it to be restocked by June 2022. The displacement of wildlife since has been highly visible. Prior to the clearing, red squirrels were spotted regularly, but of late have been nowhere to be seen. We have also been plagued by birds nesting on our property this year since the trees were felled, causing much noise, mess and nuisance. We are also regularly witnessing hedgehogs in our garden, which we have never seen before.
4. Bio-Mass plant - there is already a site close to Piperdam, and I have heard from neighbours living nearby who report air pollution and problems from it. Is another one really appropriate in

such close proximity?

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Vaila Robertson

Address: 3/R 391 Hawkhill Dundee DD2 1DN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this plan as I believe it will further endanger wildlife species such as the red squirrel, badgers and many bird species, and will cause disruption, noise and air pollution, affecting the environment and Piperdam residents and their families.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Hayley Mcalister

Address: 22 earn crescent Dundee DD24BQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Terrible for wildlife. The red squirrels were meant to be getting 're introduced into the area because their habitat had been ruined last time and still no squirrels so more building will be ridiculous!!!!!!

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Lajeen Rashid

Address: 3 Piperdam drive Piperdam Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

As a doctor and a wife of a civil engineer , I'd like to comment as follows;

All the experts know that when a local authority wants to ratify a planning permission for a project .

The project has to fulfil certain criteria and obligations such as ;

1- The infra structure of the area (Roads , Water supply , Sewer systems , telephones & Internet ... etc) .

As for the main road leading to the area . it is too narrow to accommodate more vehicles . Any increase in vehicles will with no doubt increase the accidents . having in mind that most of the vehicles will be lorries and trucks ,

Beside that, the area suffers from a shortage in water supply in several parts of it . While the sewer system had not been designed to serve those additional structures .

And on top of that , there are a school bus stops just near the entrance of the new complex . With the increase of the car traffic that will put our kids in real jeopardy .

2- Environment :

Adding those facilities along with the Bio-mass plant will increase the CO2 emissions in the area . While the developer contribute a lot in increasing this Co2 emission by taking down several trees . that he should not . So the air quality will be very bad .

3- The type & nature of the area , is it residential or commercial ?

Everybody knows that this area is a residential one . and it is not permitted to add any commercial

buildings according to the planning policy of the Angus council .Having in mind that it was already difficult to add even more residential units as per Angus Council .

It is very obvious that giving the planning permission to this project will reduce the life standard of the people in the area and put them in great jeopardy .

So we are banking on the planning department at Angus Council to refrain from giving this project the planning permission for the sake of the people living in the area .

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Sheena Fleming

Address: 188 St Fillans Road Dundee DD3 9LH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was saddened when the trees in this area were felled last year. I look after my grandchildren who reside in Piperdam. We spent a lot of time in the woodland exploring wildlife and nature. The woodland was home to many insects, animals and birds including a number of red squirrels. I had hoped that the woodland would be restocked but the proposed development would prevent this.

I am also concerned that the proposed development would mean another entrance on what is already a very busy and dangerous road. Cars and motorbikes regularly travel way beyond the speed limit. Cars often overtake when a car turns into the entrance to Piperdam without considering that cars can be coming out. I think two entrances close together on a 60 mile per hour road would be very unsafe.

The proposed development would also bring considerable noise to what is a peaceful area and increase pollution from the vast number of vehicles visiting the site and the proposed bio-mass plant.

The area already has sufficient facilities.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Jenny Salmean

Address: Putachie Cottage Alford AB338BL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal stands on one of the few areas of woodland in Piperdam. It was essential for wildlife, including many native species such as red squirrels. This woodland was managed responsibly and should not have been clear cut without intention for replacement or proper surveys! / permissions. This land should be reinstated as managed woodland for the benefit of all who love in the area (human or otherwise).

Not only is a steak barn unnecessary (particularly at this scale) in principle it promotes an unsustainable lifestyle of meat consumption and driving, and would put pressure on an already struggling local infrastructure (roads etc). A shop would be a welcome addition at an alternative location.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Carole Murzynowska

Address: Shepherds house Enochdhu dirnanean Blairgowrie Ph107pd

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is already a great wedding venue in place, no need for another one, also a lovely place just up the road for delicious food

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Lorna Duthie

Address: 117 Struan road Letham Perth Ph12nh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is no need for another venue.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Heather Bailey

Address: 10 Osprey View Piperdam Dundee DD2 5LZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application For Development North of Piperdam Drive, Piperdam, Fowlis, Dundee

As a long-term resident of Piperdam, I am writing to register my objection to the plans, as recently lodged on behalf of Forest Energy (Scotland) Ltd.

Whilst I am not against development per se, it is the scale and purpose of what is proposed that concerns me. Most specifically;

- Noise and Light Pollution. This development proposes a total catering capacity of 320 covers, indicating large and late night events will be held - presumably requiring a late license. This proposed development significantly changes the land use which is adjacent to residential housing, the impact being that consequent pollution from late-night customers, cars/taxis, and security lighting will significantly diminish home owners enjoyment of their property in what is intended to be a semi-rural environment. Please also bear in mind that there is already catering capacity for in excess of 500 between the Landal-owned clubhouse restaurants and their Activity Barn, both of which have late night licenses - this already adversely affects noise levels to home owners.
- Lack of Open Communication. Whilst the proposed development is 0.03 hectares within the threshold for consultation, the site cleared is hugely in excess of this and my concern would be that further development and consequent diminution in enjoyment of the environment to residents will occur, ie is this initial application just a means to an end?
- Road Safety. The Couper Angus Road is already heavily used and over recent years a number of serious accidents have occurred. Granted, there is a high volume of speeding vehicles on the straight sections but the plans were unclear as to whether a slip-road exit would be out in and speed restrictions put in place. Not only is this hazardous to other vehicular users but also pedestrians due to any lack of pavement or crossing system for the two nearby bus stops.
- Water and Sewage Capacity. This has long been an issue for a number of homes in Piperdam and it is understood there are outstanding requirements to improve the infrastructure which have

not yet been implemented. This must be an integral part of any future developments by either Landa or Forest Energy.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Janet Dalzell

Address: 6 Piperdam Drive Fowlis Angus DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a resident at Piperdam and see no reason for the need to have another restaurant or shop in this area as the existing facilities meet the needs of local residents, visitors and holiday makers and there has never been an issue since I have lived here in 2002. There is already enough noise that comes from the lodges and this would further disturb the peace especially since it will be built just behind where I live. I was disappointed when the trees were felled as they had a red squirrel population as well as a badger set and all the other wildlife has been displaced. I anticipated that the trees would be restocked by 2022.

I will be extremely disappointed if this goes ahead as it will spoil the existing area with increased noise, air pollution from more cars etc.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Elaine Carr-Khan

Address: 22 Osprey Road Fowlis Dundee DD2 5GA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note that the many supporting comments are from people who live many miles from the proposed site and who will not be adversely affected by this proposal.

I, like many moved to this area for its semi rural appeal and to enjoy the wildlife, peace and quiet.

Interestingly the development proposal application is 0.03 hectares below the consultation threshold with the site clearing is hugely excessive of the proposal.

We have also had an aggressive (unwelcome) document pushed through our doors within Piperdam by the developers trying to enforce their proposal.

The felling of 4000 trees by the proposed developer has resulted in the appalling reduction of habitat and displacement of many birds and animals and extremely worryingly the destruction of hedgehogs nests and red squirrel dreys (both are on the endangered species list). I am deeply concerned that the legal obligation for these trees to be re-stocked will not happen if building takes place.

There is a fabulous family run Farm Shop - Grewars- nearby, they sell and stock their own produce and that of neighbouring farms. There are also numerous excellent cafés within the area. The development does not have a farm so I can only assume all proposed produce to sell will be bought in.

We have many major issues within Piperdam of water pressure and this will only add to the burden.

The existing resort already provides restaurants, a function suite, play barn, why would the community need a duplicate of these facilities in this small semi rural setting?

This development will increase pollution, noise and increased road usage on an already busy and dangerous road A923. As a victim of dangerous driving on this road I would urge the council to make this road safer and not more dangerous by adding another turning near a dangerous bend.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Lorna Carter

Address: 7 Piperdam Drive Fowlis DUNDEE DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road - This is a fast and potentially dangerous road with a history of accidents and fatalities. Increased traffic with another turn-off will add to the danger.

Wildlife- the tree felling and failure to fully replace as per guidance loses an ecosystem previously supporting the endangered red squirrel

Noise - a rural idyll chosen as home by many will be impacted by noise, both from human activity and biomass plant. The proximity to existing properties is unacceptable.

House - Staff residence for non-residential employees is not indicated in close proximity to a conurbation.

Need - the local facilities already offer all the facilities outlined and more.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Steve Carter

Address: 7 Piperdam Drive Fowlis Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Wildlife, particularly red squirrel, threatening by tree felling.

Trees- wreckless cutting down of trees requires attention.

Low water pressure is a longstanding problem.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Lorraine Warden

Address: 53 Dalgetty Court Muirhead Dundee Dd25qj

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Good to see new business in the area, hopefully employing local builders, etc

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Walter A S MacAulay

Address: 1 Osprey Crescent Piperdam Dundee DD2 5GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I should like to state that the comments made in support of this development are from people who do not live near the proposed development.

The introduction of another junction on a very busy and dangerous A road will significantly increase the risk of serious traffic accidents.

The water supply capacity is already at breaking point. This affects residents of Piperdam especially at peak times. Introducing a large scale commercial development will only make this worse.

A felling order was granted on condition of restocking as part of a forestry management programme. A large scale commercial development was not included in the felling application. The Forestry Commission position on the proposal is clear. If this application is approved it will offer a precedent for any developer to cut down wooded areas and have no intention of replanting. It must be restocked for environmental benefit, and as a wildlife habitat.

The supporting statement cites improved amenity for Piperdam residents in terms of a shop and restaurant. There is already a shop and restaurant. Any benefit from having two facilities so close to each other will be more than offset by additional air and noise pollution from additional traffic flow and biomass plant linked to the proposed development.

The building of a dwelling house for staff to live in is a thinly veiled plan to build another housing development in that location. There has been no pre-application consultation to discuss concerns (0.03 hectares below threshold). The developer kept area just below limit for mandatory consultation. This proposal permanently destroys the natural environment, purely for commercial

gain.

If the dwelling house actually is for staff then it is not helping the employment prospects for local people, it will clearly be for people from abroad or further afield.

The applicant has an established record of non-compliance with planning conditions; I am deeply pessimistic about this development.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr ANTHONY STEWART

Address: 5 OSPREY CRESCENT PIPERDAM DUNDEE DD25GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to this proposal for development north of Piperdam Drive. I was among many residents of Piperdam who were dismayed at the felling of the tree stocks in this area a number of months ago and wondered what plans there were for this area. I believe the felling permit specified that this area should be restocked with trees by June 2022 but I can only assume this was never part of their plan and now that the trees have been felled it is just seen as another opportunity to expand business interests in the area without a single thought to the people who actually live here. Mr. Mulholland owns plenty of land and has a large estate at Piperdam, perhaps he should utilise this to build his new development or is that not something he would countenance as it would actually affect him? Unfortunately Mr. Mulholland has history of riding roughshod over the residents of Piperdam and despite previous planning applications being opposed by the vast majority of residents they tend to get approved by the Council. I think it is clear to everyone who has visited Piperdam that the approach road can be a very dangerous one especially when approaching from Muirhead and Birkhill with a blind bend and frequently drivers who are not used to the area given the nature of the business at Piperdam. There have been a number of accidents on this road in the 13 years we have lived here and it is my opinion that this will only get worse with the proposed development as by its very nature it will increase road traffic exponentially given the number of people they hope to cater for. As a father of a 17 year old who is currently learning to drive it worries me that we may see such an increase of traffic to this area from people unfamiliar with the road. That's not to mention the environmental impact of bringing hundreds of cars to this rural area as frankly the public transport is not frequent enough. I would therefore like to object to this proposal.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr MARK HUGHES

Address: 25 Piperdam Drive, Piperdam, Fowlis, Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application, for the following reasons -

1. the removal of the forest and habitat of the wild animals including red squirrels, was clearly done with no intention of restocking by 2022, as per the Felling order. The Forestry commission objects to this application for that reason.
2. the increase in traffic on the already dangerous A923, with the opening to this site very close to the existing entrance into Piperdam, I feel will be dangerous.
3. the site is not for development, I do not condone it's commercial use and exploitation
- 4 if all the supporters of this application who live miles away travel by car, the increase in traffic and pollution to the area is totally against the 'think green' government initiative.

I live on Piperdam because it is semi rural and offers a safe and natural environment. I do not agree with tearing down a forest to build a cafe/restaurant. Ironic the developer is called Forest Energy!

If people want to come from Edinburgh and further afield, as some of the supporters of this application appear to be saying, I would prefer they support the already struggling restaurants and the local farm shop that already exists.

I urge you to refuse this commercial use of forest land and ensure the area is re-stocked

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Nathan Murray

Address: 6 Osprey Bank Piperdam Dundee DD2 5GE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development for the following reasons.

1. The water pressure in Piperdam is low and although improvements have been made this development will have a detrimental effect on the neighbourhood.
2. The road is very busy and there are a number of accidents along this particular stretch of road. This development will add another junction and adversely affect the road safety.
3. This is a semi-rural neighbourhood, it cannot be seen when approaching from Dundee. The large development will be very prominent as you approach Piperdam and take away the countryside feel of the area.
4. The trees are supposed to be restocked. It appears the trees have been felled in order to facilitate this application and not for harvesting.
5. The trees were home to a number of wild animals and birds, namely Red Squirrels, Deer, Badgers and birds of prey. They have lost their habitat and this will not be reinstated.
6. The proposal constitutes a change of land use which is not acceptable and not in keeping with the local semi-rural landscape.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Walter Willem Meijer MacAulay

Address: 1 Osprey Crescent Piperdam Dundee DD2 5GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I Object entirely with the Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works at Piperdam. This would make the Couper Angus road very dangerous around this area and increase noise pollution to Piperdam and surrounding areas. They have also cut down many of the woods already, and it makes me think when is the deforestation going to stop. I have lived in Piperdam since i was 10 and used to play and walk my dogs through these Forrest areas. Projects like these will affect the well being of youngsters growing up in Piperdam. There are already sufficient facilities at Piperdam Golf and Leisure resort and a second restaurant is not needed in this location. I would see overall decrease in tourism brought to Piperdam and a huge decrease in authenticity to the Resort on the whole. Piperdam will be made out to be a cheap complex and This new project will look bad on Angus as a whole. I also object to the effects this will have on the water and sewage around the area, long term effects on wildlife and scenery.

20/00408/FULL	Mrs Angie Ross
20/00408/FULL	Miss L Petrie
20/00408/FULL	Muirhead, Birkhill & Liff Community Council
20/00408/FULL	L Clink
20/00408/FULL	Mr Andrew McGregor
20/00408/FULL	Mrs Arlene Rashwan
20/00408/FULL	Miss Mairi Milne
20/00408/FULL	Mrs Christine Oswald
20/00408/FULL	Shoosmiths
20/00408/FULL	Mr Gareth Jones
20/00408/FULL	Lesley Montgomery
20/00408/FULL	Mr Gary McLean
20/00408/FULL	Miss Iona Colquhoun
20/00408/FULL	Mr Frank Rooney
20/00408/FULL	Mrs Nelly Versteeg
20/00408/FULL	Mrs Ariane MacAulay
20/00408/FULL	Woodland Trust Scotland
20/00408/FULL	Mr Ken McGregor
20/00408/FULL	Miss Zahra Almomen
20/00408/FULL	Mr Dennis White
20/00408/FULL	S Kydd
20/00408/FULL	Mrs Sue Lawson
20/00408/FULL	Ms Paula Wales
20/00408/FULL	Mr Scott Lawson

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Angie Ross

Address: Red Barn Memus Road, Tannadice Forfar DD8 3FA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As this is adjacent to a residential area, I feel it is an inappropriate site for such a development.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss L Petrie

Address: 205 Dochart Terrace Dundee DD2 4RL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will cause a lot of unnecessary noise for the nearby residents, not only during the building stage but after it is open to the public.

This development will also cause a greater amount of traffic on an already extremely busy and dangerous road.

The concerns about water and sewage capacity will only grow and will most likely cause a lot of problems for the residents and the facilities already there.

The woodland area was home to a lot of wildlife, including red squirrels.

The Community Council have a number concerns regarding planning application 20/00408/FULL.

1 The licence to fell trees was conditional on replanting the area by 2022. This obligation appears to being ignored. The woods were a habitat for endangered species.

2 Noise generated from late night functions will have a detrimental affect on households in close proximity to development.

3 Another road junction close to the existing entrance to Piperdam could be a serious hazard unless some major road realignment takes place.

4 A number of residents have raised issues regarding water pressure and feel this development will only make matters worse.

5 Sewage capacity and surface water are also a concern.

6 The Community Council only represents the people in the council area and do not consider many of the comments from out-with the area to be competent.

Dear Sir, Madam

I object to the proposed development as outlined in planning application 20/00408/FULL for the following reasons:-

1. In regards to the local development plan criteria, PD1, in my opinion the proposed development
 - (i) Is not compatible with the existing land uses
 - (ii) Is detrimental to the area's setting and environment
 - (iii) Contains additional residential development, and is outwith the residential zone
 - (iv) Duplicates facilities, in the main, rather than enhances the recreational and tourism potential of the golf course and associated facilities

2. Road Safety - The proposed new junction looks dangerous to me.

The design diverts a perfectly straight, fast stretch of A class road into a V-shape diversion with two opposing mid road turning "islands", with no street lighting and a 60mph speed limit which is often exceeded

I fear this becoming another accident black-spot on the A923.

There is no road safety assessment of the proposed diversionary changes to the A932, the new junction and islands, the increased traffic on narrow single lane roads leading to the site from Fowlis and Liff (as directed by satnav), solo cyclists and motorbikes in the diversion hidden from view of traffic exiting Piperdam Drive/A923 junction, increase in number of vehicles exceeding the speed limit particularly through Birkhill, Muirhead, Liff and Fowlis, and any glare off the tin and Perspex roofs impacting drivers on A923.

The pavement to the main building from Piperdam Drive junction stops short of the farm shop entrance. The children's play area appears unfenced.

How will the existing drainage ditches and the surface water and pooling problems on the north and south sides of the A923 alongside the development will be alleviated or managed, rather than exacerbated by the new junction and road changes. It is not clear if the applicant/developer(s) owns all the land/ditches the diversion and junction will occupy, and if any land is public or would be subject to a compulsory purchase order.

Will the applicant bear the responsibility and cost for the new junction, footpath and cycle path from Piperdam, costs of any future upgrade and maintenance if consent is given, along with the responsibility and all costs for gritting and snow clearance of the access roads, junction, pavements and paths?

3. There is no transport assessment and the scope of the roads authority's requirement is narrow in my opinion omitting areas such as assessment of increased damage to essential public roads, including single track and B class to/from A923 through Fowlis and Liff or any satnav directed route.
4. The applicant/developer's track record in the Piperdam area, and their desire to deal with omissions, deficiencies and the impact and control of the development at a later date by means of planning conditions, rather than pre-determination submissions and agreements published as part of this planning process and to inform decision making.

Documents and reports published on the Council's website highlights non compliance with planning rules, consent and conditions and/or delays in compliance.

5. The loss of the ancient woodland, ancient woodland soil/complex soil, and loss or deterioration of irreplaceable habitats, non compliance with the re-stocking obligations at the site, and a condition of the felling licence will not be fulfilled at the location.

As per the definition of Ancient Woodland given on the Scottish Natural Heritage and government websites, for Scottish woods the category "Ancient" comprises woods recorded as being of semi-natural origin on either the 1750 Roy maps **or** on the 1st Edition Ordnance Survey maps of 1860.

The woodland covering the site and land adjacent to it appears on the 1st Edition Ordnance Survey maps for the area (ref National Library of Scotland – for example <https://maps.nls.uk/view/74426926>) and <https://maps.nls.uk/view/74489061>).

It is also recognised that in most ancient woods, trees and shrubs have been cut down periodically as part of the management cycle and provided the area has remained as woodland, the stand is still considered ancient. Later editions of the Ordnance Survey map for the area show the woodland in situ.

The Scottish government's policy only supports woodland removal where it would achieve significant and clearly defined public benefits. In my opinion, from the published information provided by the applicant, this criteria has not been met.

The economic statements submitted in support of the application are generic to any site in Angus, and not specific to the Piperdam area or South West Angus.

The proposed felling/removal of the remaining aged boundary trees and mature trees along a 1,000 feet or so stretch of the A923 to accommodate the new junction and improve the view to the north from the restaurants/outside tables further detracts from the rural aspect of the area, and is detrimental to the area's setting and environment.

6. Increasing the amount of pollution in the area including vehicle emissions and dust (particularly if the intended "permeable parking material" and access roads are earth, hardcore, or small stones as at Balgove.

The proposed development does not replace the woodland and buffer zone protecting the remaining woodland, existing residences and holiday lodges.

No environmental impact analysis has been published.

7. Impact and loss of habitat for wildlife of all forms in an area I have seen red squirrels on numerous occasions run into the woodland, hedgehogs (I have rescued an injured one), deer and other wildlife close to the site.

I note the bat survey at nearby Ledyatt farmhouse in June 2018 mentioned bats and foraging habitat for bats.

The wildlife survey that the applicant/developer relies upon has not been published.

8. Local conditions and capacity should be paramount and take precedence over generic regional capacity.

There is no impact assessment of the development on the local infrastructure. There is no validation by Scottish Water of statements and claims made regarding the

adequacy of the local infrastructure to meet the additional load from this new development, as well as current demand and demand of the 26 resort lodges with planning permission, during normal operations and at times of simultaneous operation at capacity with resort, and the activity centre acting as additional restaurant/event facility.

9. Residential House

The local development plan is clear that additional residential housing at Piperdam would not be supported. The location of the house is outwith the settlement boundary and its design and materials are out of character with the area and the other homes at Piperdam.

There is no justification that, in effect, an essential worker type accommodation is required for a retail and restaurant outlet.

The developers were previously granted planning consent for staff accommodation at Piperdam resort which was never built during their ownership (your ref 08/0137FUL), or subsequently.

If lockable entry gates (missing from the proposal), alarm systems, CCTV, and fire detection systems do not provide adequate security and safety, prevent access and nuisance out of hours, then I feel this development is not suitable to be sited at Piperdam and so close to residential and holiday homes.

Allowing the residential accommodation would, I feel, set precedent for more residential or holiday accommodation at the site, adjoining woodlands or gaps sites at Piperdam, or on other greenfield, woodland or commercial sites.

If permission is granted, will the house and biomass building be built and occupied before the main building? If yes, and the main building is not built or put into use, thereby allowing a house to be built on a greenbelt, ancient woodland site and site would not meet the criteria for significant and clearly defined public benefits.

Potentially any future change of use for the main building or its land may not have any public consultation or a planning application, nor meet the criteria for significant and clearly defined public benefits.

10. Fuel for on-site biomass plant to supply heating and hot water to the development will, in my opinion, likely be supplied from the applicant's biomass plant at Piperdam/Muirloch.

It is not clear from the information published on the Council's website if this plant has fulfilled all of its planning conditions and/or remains on the planning enforcement report.

In my opinion, no new demand for biomass should be accommodated if there are still safety measures or planning conditions to be implemented at the plant, or if the plant is not operating within the limits set out in its planning conditions.

The planning authority should exercise its right under conditions 1 & 2 of its consent for the plant (ref 16/00987/FULL) and obtain and examine the register to

- (i) confirm the compliance of the biomass plant with all its planning conditions,
- (ii) establish that the raw materials and the export of biomass for this proposed development (in addition to the biomass required for heat and hot water of the 26 resort lodges with consent still to be built) can be accommodated

within the set condition/operating limits and purpose without the biomass plant breaching its planning conditions.

and also obtain and examine the facility's complaint log and the results of routine and additional noise monitoring, along with complaints and documents held by the Council, and actions of Council officers in regards to complaints, noise, compliance.

Presumably if the residential house was removed from the application, the biomass plant could be a much smaller size, if planning consent was otherwise granted.

11. Energy efficiency and environmental aspects of the development have not been addressed.

Carbon footprint gains, if any, will be offset by use of wholesalers (likely for the majority of the farm shop stock) and other deliveries, use of cars and the distance most customers are likely to travel to the development, and that residents at Piperdam will still need to travel to supermarkets etc or avail of deliveries to meet household needs.

13. The large size, scale and type of this development and large off-road parking area will dwarf and likely subsume or replace existing local farm shops, cafés, takeaway and other retail outlets in the area, reducing local provision, jobs, customer choice and competition.

Please publish the report and analysis the Service Leader - Strategic Policy and Economy relies on for its supporting statement/conclusion and quantify and publish the return on local investment, and demonstrate the significant public benefits and net benefit the development at this particular site must meet.

13. The design, size and scale of the development is out of character with the area, the landscape and country road,
- dominates the surroundings and the entrance to Piperdam from a raised, open, and very prominent position (and is not hidden from view of A923 as the Piperdam resort is, and the majority of the houses)
 - large tin and perspex roofed building with 160+ car and coach parking.
 - large size, type and colour of the advertising/name signages on the main building and 4 faced clock at the entrance

14. Others Concerns including Missing Information and Information Not Published

Planning History at the site – the applicant's supporting statement says that previous development proposals were not supported by planning/the council.

Details of these proposals (including dates) should be published for transparency and public interest along with all documents, correspondence and notes of communications the developers have had with the planning authority and Council officers regarding matters in or related to this planning application.

None of the information and documents required of the applicant by Angus Council's Flood Risk and Structures technician have been published, if received yet.

Key information the applicant states accompanies the application including the Arboricultural Assessment, the wildlife survey, and the 2 pages from the 8 page application form have not been published.

No landscaping proposals or woodland management plan for any trees to be replanted at the woodland/development site have been published, if received.

If the applicant/developer has pertinent or relevant information related to the planning application, as for example Mr Mulholland intimates in his representation of 7 August 2020, that information should be submitted to the planning authority by the applicant for publication.

Ensure all the Section 75 agreement pre-conditions and other conditions for the Piperdam area are met or discharged before allowing any further development.

Yours faithfully

L Clink

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Andrew MacGregor

Address: 18 Piperdam Drive Piperdam DD25LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a resident of Piperdam I would support this application. I have looked at the proposed plans and think the development would provide real benefit to both Piperdam and the wider Angus area. From the proposal it is clear the developers are focused on creating something different to what is currently on offer at Piperdam and a Farm Shop/Restaurant supplying local produce really does appeal to us as a family. The development would also bring much needed jobs to the area and help support local businesses supplying both the build of the development and the supply of goods for sale. I have seen objections about the roads, whilst this is not something I believe the developers are responsible for I believe this development would actually help traffic management in the area (we have a real problem with speeding cars in front of our house) I have also seen comments with regards to the water supply, again something I do not think the developer has any control over ? To deny planning on either of these issues would in my mind be unfair. In summary the development brings an economic benefit and choice for the local residents. I applaud anyone who is willing to invest in the current climate and hope Angus council can support this ambitious development.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Arlene Rashwan

Address: 12 Lawside Road DUNDEE DD3 6BQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I see a lot of comments from people who don't live in or know this area and who therefore won't have to live with the consequences.

I regularly visit this area and was really annoyed to see the woodland destroyed as I regularly saw red squirrels, hedgehogs and birds in this area. Enquiries with Scottish Forestry revealed that this area had to be replanted. This should be enforced. We cannot allow developers to get away with destroying our endangered species habitat, agreeing to reinstate, and then shortly after putting in a planning application, with no community consultation. I also note that they chopped down trees that I believe are council owned - just where they now want an entrance - what was done about this ?

I feel very sorry for anyone living close to this as the noise and pollution will transform this from a quiet and peaceful natural area of beauty, to yet another commercial site, with increased traffic and noise. This is not suitable for this location and not needed as there is enough provision already just a short distance away.

If you allow this you will be setting precedence for developers all over Angus to chop down woodland, saying they will reinstate and then putting in planning permission and before we know it we will have little wildlife habitat left.

There must be many more suitable places for something like this, that does not destroy the natural environment or ruin the life of local residents.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Mairi Milne

Address: 25 Piperdam Drive Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main objection to this development is that it contravenes the local development plan. While I accept the 4 hectares of trees that were felled had been designated for that purpose, one of the conditions of the felling permit was that the area was to be restocked. I would hope this meant a full restock and not just a few trees which would be included in the landscaping of this development. The environmental impact and the affect on the local wildlife of the removal of these trees should be a consideration when determining whether to approve or refuse this application.

A farm shop and café would increase the amount of traffic on an already very busy A road. This is not a cycling or pedestrian friendly road, the increase in traffic is likely to impact the ability of residents to safely egress from Piperdam Drive onto the A923.

The existing Piperdam development was shielded from view by the forestry adjacent to the A923 on both sides of Piperdam Drive. The felling of the trees has negatively impacted the visual appearance of the landscape. This development will be visible from the road and I believe it will further negatively impact on the natural beauty of the local landscape.

I enjoy visiting local farm shops and those further a field. However, I believe farm shops should be located on farms. I don't believe there is a need for a farm shop and/or café in the proposed location and would urge you to refuse this application.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Christine Oswald

Address: 9 Bank Ave3 Dundee DD38NY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road infrastructure won't cope and there is a similar venue very very close

James Wright
 Planning Officer
 Angus Council
 Orchard Bank Business Park
 FORFAR
 DD8 1AX

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 20 Castle Terrace
 Edinburgh
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Delivered: By E-mail

Our Ref FM/S-00078471
 Date 7 August 2020

Dear Mr Wright

PLANNING APPLICATION REFERENCE 20/00408/FULL - OBJECTION

We act on behalf of Piperdam Golf and Leisure Resort Limited ("PGLRL"). Please accept this letter as an objection in respect of planning application reference 20/00408/FULL, submitted by Forest Energy Scotland Limited, for the: "*Erection of farm shop, restaurant, café building, dwelling house for staff accommodation, biomass heating plant and associated works*".

On behalf of PGLRL, we object to the proposed development on the grounds noted below.

1 Angus Local Development Plan 2016

The applicant's interpretation of the LDP policies in connection with the application site and the wider Piperdam development, as set out in the applicant's Supporting Statement, does not properly reflect the terms of the LDP.

Policy Pd1: *Recreation Development* of the Angus Local Development Plan 2016 is the most relevant to Piperdam. It provides that: "*proposals which extend the recreational and tourism potential of Piperdam, will be supported where they are compatible with the existing land uses/activities and are not detrimental to the area's setting and environment*". There are therefore three strands to this policy that must be met. The first, that a proposal must extend the recreational and tourism potential of Piperdam. The second, that a proposal must be compatible with the existing land uses/activities. The third, that a proposal must not be detrimental to the areas setting and environment. In our view, the proposal does not meet the requirements of any of these three strands.

In terms of the first strand, there is no evidence that the application would extend the recreational and tourism potential of Piperdam. The proposal essentially replicates the offering that is already available within the adjacent Piperdam resort.

In terms of the second strand, the application site is a woodland area. The owners of the site have felled the woodland under a felling licence issued by Scottish Forestry. That felling licence was granted subject to a condition that the woodland area is restocked. Therefore, in terms of considering this application the site must be regarded as a woodland area. It should

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not be considered a cleared site. Therefore, it cannot be said that the proposed development is compatible with existing land uses. It would require the woodland to be removed.

In terms of the third strand, the proposed development would clearly have a significant effect on the area's setting and environment. A significant area of woodland would be lost, together with the ecological benefits that would otherwise be contained within it. The proposed development would therefore be detrimental to the area's setting and environment.

The supporting text in relation to Policy Pd1 reflects the development strategy for Piperdam. It makes it clear that this strategy would support proposals which maintain or enhance the recreational and tourism potential of the golf course and associated facilities, and that additional residential development at Piperdam will not be supported. In other words, proposals would be supported where they preserve or improve the existing resort. Proposals should not be supported where they cause harm to the existing resort. It should be noted that the application includes one new residential unit for use by staff. This single unit would not be in accordance with the development strategy.

No evidence has been submitted by the applicant to indicate that the proposed development would maintain or enhance the recreational and tourism potential of the golf course and associated facilities. Reference is made to the creation of around 40 jobs if the development proposal is approved and implemented. However, given the nature of the proposal (which replicates the services and leisure offering at or near the Piperdam resort) there is a significant risk that the purported job creation would in fact be job displacement from the Piperdam resort. PGLRL has forecasted that if the application is approved and implemented, in the order of 26 jobs may be lost at the Piperdam resort. This would clearly harm the Piperdam resort and would therefore be contrary to the terms of Policy Pd1, which requires proposals to maintain or enhance the existing Piperdam resort.

Policy Ds1: *Development Boundaries and Priorities* makes it clear that development proposals will be expected to support delivery of the development strategy (i.e. to maintain or enhance the recreational and tourism potential of the golf course and associated facilities). This policy does not offer the applicant any further support in relation to the development proposals. The application site is within development boundaries but has not been allocated or otherwise identified for development. Therefore, under Policy Ds1, in order to be supported a development proposal would have to be of an appropriate scale and nature and be in accordance with the relevant policies of the local development plan. As set out above, our view is that the proposals are not in accordance with Policy Pd1. In addition, we consider the development proposals to be of an inappropriate scale and nature. Although the application documents refer to a restaurant and café with capacity for 240 people, this fails to take into account the two bothies which have the capacity for a further 80 people. Therefore, the overall capacity of the site is, in fact, 320 people. This is therefore a proposal of a significant and inappropriate scale. The nature of the proposal is also incongruous with the existing use of the application site.

In addition, Policy Ds1 provides that development of greenfield sites will only be supported where there are no suitable and available brownfield sites capable of accommodating a proposed development. So far as we are aware, no evidence has been submitted to consider whether there are any available brownfield sites capable of accommodating the proposed development. To repeat an earlier point, the application site should be considered as woodland given the terms of the felling licence from Scottish Forestry.

In our view Policy TC16 does not offer support to the application. Although it directs new or improved tourism related facilities and tourist accommodation to sites within development boundaries, it is clear that these will only be supported where they are of an appropriate scale

and nature and where they are in keeping with the townscape and pattern of development. The proposals are incongruous to the townscape (such as it is) and pattern of development. They are to be located in a woodland area that serves a valuable function in terms of the setting and the amenity of the adjacent Piperdam resort.

Similarly, any support that may have been offered by Policy TC15 (and it is our view that there is none, on the basis that this policy relates to a different type of planning use) is undermined by the requirement that any proposals should not have any unacceptable adverse impacts on the environment. The indications are that the application would have an unacceptable adverse impact on the environment, in particular the woodland.

Therefore, it is our view that the application does not accord with the terms of the LDP, and should therefore be refused.

2. Material Considerations

Trees

The Supporting Statement submitted in connection with the application makes reference throughout to the proposed development not having a detrimental effect on the area's setting and environment. Section 5 refers to works undertaken to remove areas of woodland in 2019. In Section 7 of the Supporting Statement, the applicant makes several claims in relation to the sustainable nature of the development. On page 8 it says: "*In this instance the location of the development is within an area where licences were received for the removal of trees and is maintained within the Piperdam development boundary*". These comments are misleading and do not reflect the full circumstances of the removal of woodland on the application site. Licences were granted but strictly on the basis that re-stocking would take place. The removal of the trees was never intended to be permanent. On page 10 the Supporting Statement refers to the development being "*further enhanced by increased landscaping and habitat provision*". On page 11 it claims that the proposals "*give the opportunity to enhance a rural area within a development boundary*". In so doing, the Supporting Statement fails to take into account the status of the application site. It is a woodland area that has been felled under a licence granted by Scottish Forestry. That licence was granted subject to a condition that the area must be re-stocked within a specified time-period. Had that condition not been acceptable, the felling licence would not have been granted. The area must, therefore, be regarded as a woodland area when considering the impact of the application. The development is not proposed on land that has been cleared and that has the authorisation to remain cleared. Therefore, the impact of the application must take into account the trees that would be lost to make way for the development, rather than considering the development as an improvement to a cleared site. The Supporting Statement should be read, and the application considered, in this context.

Separately, we also note that Scottish Forestry has submitted a consultation response in connection with the application in which they object to the proposals. It is suggested that they may withdraw that objection if off-site compensatory planting can be provided over an area of a comparable size to the application site. In the event that the Council is minded to adopt this approach, it is our view that any such requirement must be contained within a suitably worded planning condition which requires that planting to be carried out prior to the commencement of development on the application site. Failure to do so is likely to have a significant impact on the enforceability of the condition.

Environmental Impact Assessment

The application has not been screened for environmental impact assessment. Parts 12(c) and 13 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, when read together, provide that any extension to a holiday village that exceeds a development area of 0.5 hectares means that that extension shall be classified as Schedule 2 development. Since the proposal is located within the "Development Boundary Map" for Piperdam it may be construed as an extension to the existing Piperdam resort. On page 8, the applicant's Supporting Statement concludes that: "*The development would not result in any significant direct or indirect impacts on the natural or built environment*". No information has been submitted to support this claim. No screening opinion has been provided, and no Environmental Report has been prepared and submitted to enable the Council to properly consider the environmental impact of the application.

Economic Impact

On page 8, the Supporting Statement claims that: "*Given the location adjacent to the Piperdam holiday resort the proposal would help sustain the viability of the existing facilities in the wider resort.*" No evidence is provided to support the claim that the viability of Piperdam would be sustained by the application. The application will not diversify the rural economy. It offers no new facilities that cannot be found within Piperdam or in close proximity to it. The economic case presented by the applicant refers to various figures and statistics in relation to food and drink, and tourism. There are no specific figures in relation to the Angus area in general, and Piperdam in particular. We would contend the claim that the proposed development would create jobs. It is likely that any jobs attributed to the proposed development would be displaced from elsewhere in Piperdam. The application should therefore not be considered sustainable development.

In terms of paragraphs 92 and 93 of Scottish Planning Policy, the applicant has not set out how the proposals will diversify the rural economy and provide net economic benefits. As set out above, the scale and nature of the proposed development is such that it will have economic detriment on the Piperdam resort and will not confer any wider economic benefits.

Road Safety and Accessibility

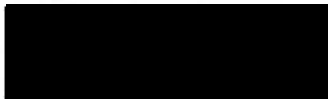
No assessment has been carried out in terms of road safety. The Coupar Angus Road (A923) has a speed limit of 60mph and is likely to present a road safety issue in terms of access and egress from the application site.

The application plans indicate that there no footpaths will be provided in order to access the application site.

Therefore, it is our view that material considerations indicate that the application should be refused.

We would be grateful if you could confirm receipt of this letter and confirm that its terms will be taken into account in the consideration and determination of the application.

Yours sincerely



Fraser Mitchell
SHOOSMITHS LLP

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Gareth Jones

Address: 18 Osprey View Piperdam Dundee DD2 5LZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application in its entirety.

1. The trees in this area were felled with a specific legal obligation on Forest Energy Scotland Ltd to replant by June 2022, which will not happen if the site is developed. The area was home to many different species of wildlife, including red squirrels, now listed as endangered.
2. The entrance/exit to the development is onto a very busy highway, and is near a blind corner. Traffic often travels at speeds above the National limit on this road and there have been several fatal accidents in recent years. There is also no safe place for pedestrians to cross the road which they have to do to access public transport into Dundee.
3. Air and noise pollution will be greater due to the increased number of cars, and the Biomass plant. There are already Biomass plants in the area, and residents complaints of excessive noise and pollution have never been addressed.
4. Water and sewage capacity problems, which Piperdam residents have encountered in the past will be aggravated.
5. The erection of a residential dwelling in this area is against Angus Council policy. To say this is for staff accommodation indicates that any jobs will not be offered to local people.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Lesley Montgomery

Address: Austwick Haywards Heath Rh16 1HH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection as disruptive to the woodland creatures and worse for global warming. Best left as is.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Gary McLean

Address: 3 Osprey Bank Piperdam Fowlis DD25GE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It seems that the majority of people supporting this application are people who do not reside in the area and are not directly affected by it

I along with many other residents moved to this area to live in a semi rural location away from commercial premises.

We already have access to farm shops, Arbuckles and Grewars, which are a short distance away. Residents at the lodges are able to get deliveries via Tesco or Asda.

I believe that help should be given to local established businesses which are struggling due to covid-19 rather than adding to their problem by increasing competition at this time.

Water

Residents in Piperdam have endured problems with low water pressure for years and this is still an on going issue. This development will only add to the problem

Traffic

The A923, with a speed limit of 60mph is already a busy road and is treated as a racetrack by some. There have been a number of incidents on this road which have required the road to be closed and traffic diverted on narrower roads. An increase of traffic and another junction will only add to the possibility of more accidents / incidents. This may also put a further strain on policing as this area is covered by officers based at Forfar and are limited in their number.

Pollution

The removal of the trees has already led to an increase in noise pollution to residents. The increase in traffic by those who will be using the facilities will only add to noise and air pollution.

I also have concerns that the developers behind this will in fact not adhere to planning permission. This is based on previous granted permissions not being fully complied with and the apparent non compliance with restocking following the issue of a tree felling licence.

Sent: 31 August 2020 17:45
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Planning application 20/00408/full

Good evening

Please find attached the result of a freedom of information request regarding road traffic matters on the A923. This is in relation to planning application 20/00408/full - proposal of development at Piperdam.

Kind regards

Iona Colquhoun

Our Ref: IM-FOI-2020-1269
Date: 20 August 2020



FREEDOM OF INFORMATION (SCOTLAND) ACT 2002

I refer to your recent request for information which has been handled in accordance with the Freedom of Information (Scotland) Act 2002.

For ease of reference, your request is replicated below together with the response.

I am seeking to establish data, since 01/07/2015, in relation to A923 Coupar Angus Road in particular the section westwards from Muirhead to the junction west of Piperdam with Lundie, in respect of

- 1. Number of speeding offences detected on this road**
- 2. Number of non fatal road traffic collisions reported on this road**
- 3. Number of fatal road traffic collisions reported on this road**
- 4. Number of other road traffic cases detected on this road - specific details of offences not required**
- 5. Number of complaints of speeding on this road**

The requested information can be found in the tables below:

Recorded Group 7 Offences at locus - 1 July 2015 - 31 July 2020 by calendar year

Crime Type	'15	'16	'17	'18	'19	'20
Dangerous driving offences	0	0	0	0	3	0
Careless driving	0	0	1	0	2	0
Driving motor vehicle with blood alcohol content > limit	1	0	0	0	1	0
Speeding in Restricted Areas	5	2	6	13	10	2
Other Speeding Offences	2	7	3	3	6	2
Accident offences	2	0	0	2	5	0
Failing to Provide Info to Identify Driver of Motor Vehicle	0	0	0	0	1	0
Driving While Disqualified From Holding/ Obtaining Licence	0	0	0	0	1	0
Driving Without a Licence, including under age	0	1	0	0	0	0
Driving licence, other offences	0	0	0	0	1	0
Failure to Insure Against Third Party Risks	0	0	0	0	1	0
Construction & Use Regulations Other Than Lighting	0	0	0	2	0	0
Total	10	10	10	20	31	4

Detected Group 7 Offences at locus - 1 July 2015 - 31 July 2020 by calendar year

OFFICIAL

Crime Type	'15	'16	'17	'18	'19	'20
Dangerous driving offences	0	0	0	0	3	0
Careless driving	0	0	1	0	1	0
Driving motor vehicle with blood alcohol content > limit	1	0	0	0	1	0
Speeding in Restricted Areas	5	2	6	13	10	2
Other Speeding Offences	2	7	3	3	6	2
Accident offences	2	0	0	2	4	0
Failing to Provide Info to Identify Driver of Motor Vehicle	0	0	0	0	1	0
Driving While Disqualified From Holding/ Obtaining Licence	0	0	0	0	1	0
Driving Without a Licence, including under age	0	1	0	0	0	0
Driving licence, other offences	0	0	0	0	1	0
Failure to Insure Against Third Party Risks	0	0	0	0	1	0
Construction & Use Regulations Other Than Lighting	0	0	0	2	0	0
Total	10	10	10	20	29	4

All statistics are provisional and should be treated as management information.

All data have been extracted from Police Scotland internal systems and are correct as at 5/8/2020.

1. The data was extracted using the crime's raised date and by using all group 7 SGJD codes.

2. Specified areas have been selected using GIS Mapping.

RTCs at locus - 1 July 2015 - 31 July 2020 by calendar year

Collision Severity	2015	2016	2017	2018	2019	2020
Fatal	0	0	1	0	0	0
Serious	0	0	0	1	0	0
Slight	0	0	1	1	0	1
Total	0	0	2	2	0	1

All statistics are provisional and should be treated as management information.

All data have been extracted from Police Scotland internal systems and are correct as at 5/8/2020.

Data excludes non-injury collisions as per standard operating procedure.

Specified areas have been selected using GIS Mapping.

On the 12th June 2019, CRaSH was implemented within D Division. On the 3rd July 2019, CRaSH was implemented across the other Police Divisions within Police Scotland. CRaSH replaced the existing procedures for recording Road Traffic Collisions.

Note - the data is subject to change and will be updated on the next extract of data from CRaSH on 3rd September 2020.

Should you require any further assistance please contact Information Management - Dundee quoting the reference number given.

If you are dissatisfied with the way in which Police Scotland has dealt with your request, you are entitled, in the first instance, to request a review of our actions and decisions.

Your request must specify the matter which gives rise to your dissatisfaction and it must be submitted within 40 working days of receiving this response - either by email to foi@scotland.pnn.police.uk or by post to Information Management (Disclosure), Police Scotland, Clyde Gateway, 2 French Street, Dalmarnock, G40 4EH.

OFFICIAL

If you remain dissatisfied following the outcome of that review, you are thereafter entitled to apply to the Office of the Scottish Information Commissioner within six months for a decision. You can apply [online](#), by email to enquiries@itspublicknowledge.info or by post to Office of the Scottish Information Commissioner, Kinburn Castle, Doubledykes Road, St Andrews, Fife, KY16 9DS.

Should you wish to appeal against the Office of the Scottish Information Commissioner's decision, there is an appeal to the Court of Session on a point of law only.

As part of our commitment to demonstrate openness and transparency in respect of the information we hold, an anonymised version of this response will be posted to the Police Scotland Freedom of Information [Disclosure Log](#) in seven days' time.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Frank Rooney

Address: 9 Osprey Crescent, Piperdam, Fowlis, Dundee DD2 5GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

The residents of Piperdam were not notified or consulted regarding the felling of the trees, nor the planning of this large commercial premise which has led to the destruction of wildlife habitats. I am concerned that the restocking by 2022 will not occur.

Historically there has been a problem with the water and sewage capacity at Piperdam which will only be exacerbated if this build proceeds which is a major concern for all residents.

The people who will be primarily effected by this large building development are the Piperdam residents and not those who reside elsewhere and who are supporting this planning application.

Traffic on the already dangerous A923 will increase to the detriment of the neighbourhood, especially with the large 240+ capacity restaurants. A single restaurant catering to 140 people is a very large venue and would contribute greatly to noise pollution especially if the restaurant becomes some sort of HOSPITALITY venue and is open till late in the evening with a late licence.

There is already a biomass plant at Piperdam serving the chalets - no prior consultation or notification with residents occurred concerning that construction. Another biomass plant would just add to more air pollution.

If local staff were to be employed a residential property on site would be unnecessary in my opinion.

Comparisons have been made Balgove and House of Bruar, however, these commercial outlets

have no adjacent housing development to adversely affect and therefore no comparison can be made. This development would not in my opinion add to the rural appeal of the neighbourhood and may in fact have a detrimental affect on the Piperdam residential community and existing Piperdam leisure and hospitality facilities.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Nelly Versteeg

Address: 1 Osprey Crescent Piperdam DD2 5GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development for the following reasons:

Road Safety - The introduction of another junction on a very busy road will significantly increase the risk of serious traffic accidents.

Water & Sewerage - The water supply capacity is already at breaking point.

Felling order compliance - A felling order was granted on condition of restocking as part of a forestry management programme. It must be restocked for environmental benefit.

Residential amenity - The supporting statement cites improved amenity for Piperdam residents in terms of a shop and restaurant. There is one already.

Housing - The building of a dwelling house for staff to live does not help local employment. It is a way for the developer to build housing. This makes far more profit for the developer than any restaurant and shop!

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Ariane MacAulay

Address: 1 Osprey Crescent Piperdam DD2 5 GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:A felling order was granted on condition of restocking. Clearly a large scale commercial development wasn't included in the felling application which seems a convenient oversight. The Forestry Commission position on the proposal is clear. If approved it'll offer a precedent for any developer to cut down wooded areas and have no intention of replanting. It must be restocked for environmental benefit.

The introduction of another junction on a very busy & dangerous 60mph main road will significantly increase the risk of traffic accidents.

The water supply capacity is @ breaking point. Scottish Water had to increase pressure & supply when the 2nd phase of lodges in the Piperdam Resort were @ the planning stage. This still affects us @ peak times. Introducing a large scale commercial development will only make this worse.

The supporting statement cites improved amenity for Piperdam residents in terms of a shop & restaurant. There's already a shop & restaurant @ Piperdam in a scenic location. The idea of another event venue next to the main road doesn't seem appealing & makes no

business/economic sense. Farm shops are set in nice locations with atmosphere so are wedding venues. I feel there's an ulterior motive here. Any benefit from having 2 facilities so close to each other will be more than offset by additional air & noise pollution from additional traffic flow & biomass plant linked to the proposed development.

The building of a dwelling house for staff to live in is a thinly guised plan to build another housing development in that location. There'ss been no pre-application consultation to discuss concerns.

The developer kept area just below limit for mandatory consultation. This proposal permanently destroys the natural environment, purely for commercial gain and it worries me that the applicant owns further wooded area on the other side of the entrance to Piperdam & has an established record of non-compliance re planning conditions re planning conditions.



Angus Council
Angus House
Orchardbank Business Park
Forfar
Angus
DD8 1AN

5th August 2020

Dear James Wright,

Application: 20/00408/FULL

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works - Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Objection – Direct loss to Lundiemuir Plantation (2b LEPO ancient woodland)

The Woodland Trust is the UK's leading woodland conservation charity. We have three main aims: no further loss of ancient woodland, restoring and improving woodland biodiversity, increasing new native woodland. In Scotland we own and manage around 60 sites across 10,000 hectares which include the 5,000 hectares Glen Finglas estate and significant urban holdings in Glenrothes and Livingston. The Woodland Trust has 500,000 members and supporters.

The Woodland Trust considers that any woodland included in Scottish Natural Heritage's Ancient Woodland Inventory (or AWI), which is present on historical maps or which exhibits a significant numbers of ancient woodland indicators can be considered as ancient and is therefore worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected.

The Woodland Trust **objects** to planning application 20/00408/FULL on the basis of damage to Lundiemuir Plantation (grid ref: NO3054835237), an area of long Established Plantation origin designated as such on the Ancient Woodland Inventory (AWI).

Ancient Woodland

Scottish Natural Heritage's Ancient Woodland Inventory has three main categories of woodland, all of which are likely to be of value for their biodiversity and cultural value by virtue of their antiquity:

The Woodland Trust
Scotland
South Inch Business Centre
Shore Road
Perth
PH2 8BW
Telephone
01738 635829
Facsimile
01738 629391
Website
woodlandtrust.org.uk

- **Ancient Woodland (1a or 2a)** - Interpreted as semi-natural woodland from maps of 1750 (1a) or 1860 (2a) and continuously wooded to the present day. If planted with non-native species during the 20th century they are referred to as Plantations on Ancient Woodland Sites (PAWS).
- **Long Established of Plantation Origin (1b or 2b)** - Interpreted as plantation from maps of 1750 (1b) or 1860 (2b) and continuously wooded since. Many of these sites have developed semi-natural characteristics, especially the oldest ones, which may be as rich as Ancient Woodland.
- **Other woodlands on 'Roy' woodland sites (3)** - Shown as unwooded on the 1st edition maps but as woodland on the Roy maps. Such sites have, at most, had only a short break in continuity of woodland cover and may still retain features of Ancient Woodland.¹

Planning Policy

Removal of woodland is also contrary to two important pieces of Scottish Government policy; the Scottish Planning Policy (SPP) and the Control of Woodland Removal Policy.

The SPP states: "216. *Ancient semi-natural woodland is an irreplaceable resource and, along with other woodlands, hedgerows and individual trees, especially veteran trees of high nature conservation and landscape value, should be protected from adverse impacts resulting from development. Tree Preservation Orders can be used to protect individual trees and groups of trees considered important for amenity or their cultural or historic interest.*"

"218. *The Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland. Removal should only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting. The criteria for determining the acceptability of woodland removal and further information on the implementation of the policy is explained in the Control of Woodland Removal Policy, and this should be taken into account when preparing development plans and determining planning applications.*"

The Control of Woodland Removal Policy states: "*There will be a strong presumption against removing the following types of woodland: ancient semi-natural woodland; woodlands listed as 'Plantations on Ancient Woodland Sites' (PAWS). There will also be a strong presumption against woodland removal where it would lead to fragmentation or disconnection of important forest habitat networks.*"

The Scottish Biodiversity Strategy (SBS), "It's in Your Hands" includes the following target and action: "*Target 3.3 Minimise losses of biodiversity occurring through fragmentation and loss of woodland due to development and other land uses.*"

¹ <https://www.nature.scot/sites/default/files/2018-11/A%20guide%20to%20understanding%20the%20Scottish%20Ancient%20Woodland%20Inventory%20%28AWI%29.pdf>

In addition to this, in February 2019 the Scottish Government published its Forestry Strategy 2019-which states that² unnecessary loss of woodland, **particularly ancient woodland, should be avoided.**

The Council should also have regard for **Policy PV7, (Woodland, Trees and Hedges)** of the Angus Local Development Plan, adopted September 2016, which states, “*Ancient semi-natural woodland is an irreplaceable resource and should be protected from removal and potential adverse impacts of development.*” It further states: “*Woodland, trees and hedges that contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus will be protected and enhanced. Development and planting proposals should:*

- *protect and retain woodland, trees and hedges to avoid fragmentation of existing provision”*

Impacts to Ancient Woodland

We are concerned about the following impacts to the ancient woodland:

- Direct loss of ancient woodland to facilitate the proposed development.
- Intensification of the recreational activity of humans and their pets can result in disturbance to breeding birds, vegetation damage, trampling, litter, and fire damage.
- Fragmentation as a result of the separation of adjacent semi-natural habitats, such as small wooded areas, hedgerows, individual trees and wetland habitats.
- Noise, light and dust pollution occurring from adjacent development, during both construction and operational phases.
- Where the wood edge overhangs public areas, trees can become safety issues and be indiscriminately lopped/felled, resulting in a reduction of the woodland canopy and threatening the long-term retention of such trees.
- Adverse hydrological impacts can occur where the introduction of hard-standing areas and water run-offs affect the quality and quantity of surface and ground water. This can result in the introduction of harmful pollutants/contaminants into the woodland.
- Development can provide a source of non-native and/or invasive plant species and aids their colonisation of the woodland;
- Any effect of development can impact cumulatively on ancient woodland - this is much more damaging than individual effects.

Development in ancient woodland can lead to long-term changes in species composition, particularly ground flora and sensitive fauna, i.e. nesting birds, mammals and reptiles.

Majorly adverse impacts would occur as a result of the removal of the [ancient] woodland, which contains valuable habitat, to make way for the construction of this proposal.

We note the presence of trees on site and are highly concerned that an arboricultural survey has not been completed. Therefore, we request that until such time as a suitable tree report has been submitted, the application is refused or delayed due to lack of information.

² (page 30) - <https://www.gov.scot/publications/scotlands-forestry-strategy-20192029/pages/7/>

Mitigation

Potential mitigation approaches for the protection of ancient woodland are outlined in the Woodland Trust Scotland's Planners' Manual³. Such approaches would help ensure that the development meets policy requirement and guidance, including:

- Adhering to BS 5837:2012 to provide adequate tree and root protection
- Measures to control noise, dust and other forms of water and airborne pollution
- Sympathetic design and use of appropriate lighting to avoid light pollution.
- Producing and funding an access management plan for the woodland, and/or providing alternative natural greenspace to reduce additional visitor pressure.
- Implementation of an appropriate monitoring plan to ensure that proposed measures are effective over the long term and accompanied by contingencies should any conservation objectives not be met.
- Retaining and enhancing natural habitats around ancient woodland to improve connectivity with the surrounding landscape.
- Woodland restoration – such as in PAWS.
- Introduction of sympathetic management for neglected woodlands or trees.

This development should be relocated outside of and away from the ancient woodland area with an appropriate buffer of **at least 15 metres** maintained between the development and any area of ancient woodland. This is to avoid root damage and to prevent indirect impacts of the development from adversely affecting the woodland. The council should ensure that it is satisfied the width of the proposed buffer is adequate to protect the adjacent ancient woodland.

Conclusion

Ancient woodland is an irreplaceable habitat, once lost it is gone forever. The Woodland Trust objects to this proposal due to the direct loss of this irreplaceable habitat.

If you would like clarification of any of the points raised please contact us via campaigning@woodlandtrust.org.uk

Yours sincerely,

Victoria Willetts
Volunteer Co-Ordinator – Woods Under Threat

³ <https://www.woodlandtrust.org.uk/media/46447/planning-for-ancient-woodland-and-veteran-trees.pdf>

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Ken McGregor

Address: 7 Belmont Street Newtyle Blairgowrie PH12 8UE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:in the current economic climate is there any place for a further restaurant/venue in such close proximity to a well established one already.

Impact on traffic and speeding will increase.

I strongly object

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Zahra Almomen

Address: 3 Piperdam Drive Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident in the Piperdam area, and more specifically, a resident in the adjacent street to the project, I am deeply concerned about this project for a plethora of reasons which I will discuss below. Therefore, I would like to object the approval of the project and will be grateful if this is taken into consideration.

Having read through the public comments, I have noted that most members supporting the plan are actually out with the postcode of the piperdam area - which means they will not be disadvantaged.

1. There is a shortage in water supply in the area and sewer system. Adding such a facility will worsen the problem and will be very inconvenient for the residents in the area.
2. Bio plant will increase pollution and Co2 emissions in addition to the noise that will be generated.
3. The country road leading to this facility is very narrow and this will increase road accidents with more footfall and visitors. Moreover, there are 2 bus stops and school bus stops which will put children at risk of road accidents.
5. The proposer of this project has not asked for the permission from us as direct neighbours as per Angus councils protocols.
6. The wildlife has been compromised and we have lost endangered species and the woodlands.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Dennis White

Address: 8 Osprey Crescent Piperdam Dundee DD2 5GD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the following basis:-

1. The loss of woodland in this area means the natural habitat for endangered animals will be lost if the woodland is not replanted
2. Original planning development at Piperdam stated that development should not be visible from the main Coupar Angus road. This proposed development would be very close and visible from the main road and the style of the building is not sensitive to the local area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: S Kydd

Address: Fowlis Dundee DD2 5SB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road signs and sat nav currently direct a large volume of traffic intended for Piperdam resort through the tiny hamlet of Fowlis. I frequently have drivers stopping in my drive to ask for directions to Piperdam, even knocking at the door on numerous occasions. Our village is blighted by speeding traffic, most of which is using it as a short cut to Piperdam. This will undoubtedly increase tenfold with the proposed development. There is already a clear increase in traffic due to the new Western gateway development. This latest Farm shop/restaurant development will put a ludicrous strain on the village of Fowlis, which is single track roads with many horseriders, children, cyclists etc. It lacks the infrastructure for this clearly. The junction at Coupar Angus Road in Muirhead is also a bottleneck with massive queues and poor visibility. And you have to feel for nearby Grewars Farm Shop and Arbuckles who already have well established food operations in the vicinity.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Sue Lawson

Address: 6 North Range Stanley Mills Perth PH1 4RE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think this is such a bad idea because there are similar facilities there already and not sure the road infrastructure would cope. It's also not good for global warming and the wildlife has already been displaced - the red squirrels, hedgehogs, birds and bats. Also why have another wedding venue within a few hundred meters of the Piperdam's one! it just doesn't make sense!

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Paula Wales

Address: 36 Dundee Dd36dy

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think that this is a bad idea. The infrastructure of the road will not cope and the wild animals have been displaced already, trees removed etc. There is no need for another wedding venue so close to piper dam, I strenuously object.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Scott Lawson

Address: 6 North Range Stanley Mills, Stanley Perth Ph14RE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unnecessary clearing of wildlife habitat especially when an existing venue is available within Piperdam. Debatable whether jobs provided will go to locals when plans show details of staff accommodation being built.

20/00408/FULL	Kevin Whitehead
20/00408/FULL	Dr Doreen Cantrell
20/00408/FULL	Mr Mukesh Moorjani
20/00408/FULL	Dr Doreen Cantrell

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: kevin whitehead

Address: 24-25 Charleston Village Forfar DD8 1UF

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: AS an outside observer the last twelve comments in support of this application, i find difficult to comprehend, more like a friends and family page. with little or no substance for the application, untill the replanting issue is addressed, this application should be withheld.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Dr Doreen Cantrell

Address: 11 Osprey Avenue Piperdam Dundee DD2 5GB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The proposed development at Piperdam is ambitious. However one key issue is related to transport. At present the road that connects Dundee and Coupar Angus to Piperdam is not suitable for pedestrians and can only be cycled by those brave enough to cope with cars doing 60 miles/hour. It is not safe for family cycling/walking. There are a few buses but public transport is not frequent enough to be used realistically. So this development is not at all 'green' in the sense that anyone coming would need to drive. One solution would be to make the provision of a footpath/cycleway between Piperdam and Muirhead as condition of the planning. This would create real possibilities for the development to be used in a 'green' way by Dundee residents as it would be easy to connect to the Camperdown cycle network and beyond. This would be truly visionary. Other wise you just create another need for people to use cars with the obvious bad environmental impact. We need to think of how this will impact the environment and without a cycle path this development can only be successful by massively increasing traffic on the Coupar Angus road.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Mukesh Moorjani

Address: 4 Piperdam Drive Fowlis DUNDEE DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:Comment:

I would support the the comments made by Dr Doreen Cantrell the if this project were to go forward it must have an associated footpath and cycle path associated with it. I have copied and pasted her comments below.

In addition a clear scheme to manage the noise pollution is also critical - particularly the aspects of the project that are close to residential properties especially in 1-6 piperdam drive. The house for staff and the biomass are additional to the noise that already comes from the holiday lodges. Hours of operation therefore are very important once applications for licensing etc.. are submitted.

'The proposed development on the edge of the current Piperdam estate at Piperdam is ambitious . However one key issue is related to transport. At present the road that connects Dundee and CouparAngus to Piperdam is not suitable for pedestrians and can only be cycled by those brave enough to cope with cars doing 60miles/ hour. It is not safe for family cycling/walking. There are a few buses but public transport is not frequent enough to be used realistically. So this development is not at all 'green ' in the sense that anyone coming would need to drive. One solution would be to make the provision of a footpath/cycleway between Piperdam and Muirhead as condition of the planning. This would create real possibilities for the development to be used in a 'green' way by Dundee residents as it would be easy to connect to the Camperdown cycle network and beyond. We need to think of how this will impact the environment and without a cycle path this

development can only be successful by massively increasing traffic on the CouparAngus road.'

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Dr Doreen Cantrell

Address: 11 Osprey Avenue Piperdam Dundee DD2 5GB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note in the travel report to support this application there are comments that this is within cycling distance

I quote the report

.
Cycling to the site would involve making use of the A923. The A923 is a public road which is already used by cyclists. Many people cycle on the rural roads around Piperdam, including the A923, as a leisure pursuit. The proposed shop, café and restaurant would offer an opportunity for leisure cyclists to stop for refreshments.

The A923 is only used by experienced cyclists as the traffic on this road travels and 60mph and it is amazing that there have been no deaths, Even experienced cyclists treat this road with caution and feel it is very dangerous. This report is not accurately reflecting the accessibility of this site to cyclists. Indeed the increase car traffic to the site would make the road even more dangerous for cyclists.

20/00408/FULL	Fraser Edmond
20/00408/FULL	Mr Graham Leck
20/00408/FULL	Mr Gary Turnbull
20/00408/FULL	Moira Leck
20/00408/FULL	Peter Bruce
20/00408/FULL	Mrs Adele McGrath
20/00408/FULL	Mr Michael Carolan
20/00408/FULL	Mr Martin Lindsay
20/00408/FULL	Mrs Mags Kearns-Griffin
20/00408/FULL	Mr Duncan Mcainsh
20/00408/FULL	Mr Michael Devlin
20/00408/FULL	Mr Jon Duggan
20/00408/FULL	Kenny Warden
20/00408/FULL	Mr Wiliam Stewart
20/00408/FULL	Miss Lucy Flight
20/00408/FULL	Andrew simpson
20/00408/FULL	Jake Hogg
20/00408/FULL	Mr Duncan Ogilvie
20/00408/FULL	Mr Blair Morrison
20/00408/FULL	Shona Flight
20/00408/FULL	Mr Ramsay McBain
20/00408/FULL	Adam Hutcheson
20/00408/FULL	Mrs Kay Macgregor

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Fraser Edmond

Address: 15 Piperdam Drive Fowlis Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Graham Leck

Address: 42 Denoon Terrace Dundee DD2 2EB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Another great idea from this developer who will be sympathetic to the environment while fulfilling the 'green credentials' associated with new developments. A great addition to Angus and surrounding areas notwithstanding employment opportunities. I fully support this venture.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Gary Turnbull

Address: 69 Mains Terrace Dundee DD47DB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this project, looks brilliant and brings employment to the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Moira Leck

Address: 42 Denoon Terrace Dundee DD2 2 EB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Exciting and inspiring new enterprise which will complement the existing Resort and give the guests, residents, passers by and local people a taste of 'something new'. I love the idea of a farm shop and cafe/ restaurant. The plans are clear and comprehensive and show easy access and exit totally separate from the resort entrance. Angus needs these new initiatives and apart from all the tourist benefits this new project will support new jobs and further employment . This project gives economic hope for the future and I support it wholeheartedly.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Peter Bruce

Address: 3 Middleton Farm Steadings Angus DD4

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a fantastic concept and definitely something I am supporting! If it's similar to house of bruar or balgove farm , it is sure to be a huge success. This will bring employment, more visitors and holiday makers to the area. It can only be seen as something positive

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Adele McGrath

Address: 6 Balmossie Meadow Dundee Dd53GG

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a wonderful idea to enhance the area and create a busy, vibrant space where families can come together and enjoy fabulous quality food and spend time together. The idea of a Balgove-type barn can only be a benefit to the surrounding communities. Jobs will be created and for the residents of Piperdam, this will give them more choice and a whole range of quality goods in close proximity.

The proposers have shown that they can take a project and turn it into a viable, sustainable business many times over. They are providing a fresh idea, unique to the area, and I see no disadvantages at all to the area in doing so. I see competition as healthy and this opportunity offers choice to nearby residents, as well as to those who are holidaying in the area.

The environmentally friendly biomass is also a great idea and one that should be encouraged. I for one would fully support this proposal and would personally visit as often as possible.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Michael Carolan

Address: 6 Hazel Avenue 385 Perth Road Dundee DD21QD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:A great asset for the area. The more tourists that are attracted to the area the better for the local economy.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr MARTIN LINDSAY

Address: 22 Patons Lane Ground Floor Dundee DD2 1BU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: There is a great lack of Tourist and Visitor Facilities within both Angus & Tayside. Piperdam Resort is a terrific attraction for locals, visitors and tourists and the added bonus of a nearby first-class restaurant, cafe & farm shop to compete with the existing award-winning facilities of Balgove & Gloagburn, can only be a positive addition for the region.

We should all look to support entrepreneurs who are looking to launch a new business at this extremely difficult time - a business which will employ up to 40 local workers, at no small financial risk to the investors. In addition, the new venture will generate increased business for local farmers of livestock, fresh vegetables & home produce.

A welcome attraction for local residents, holidaymakers, hill-walkers and visitors to this beautiful area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Mags Kearns-Griffin

Address: 7 Dundas St Boness Eh510df

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It will no doubt be a great boost for the local area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Duncan Mcainsh

Address: 40 Dronley Road Birkhill Dundee DD2 5QD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Michael Devlin

Address: 514 Perth Road Dundee DD2 1LW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am delighted to see this well planned project for the creation of the farm shop and restaurant. It's amazing to see anyone who is willing to invest in the hospitality industry in the current climate.

This will certainly be an asset to the area, creating full time employment should also be welcomed.

Angus Council should support this application and I hope that the proposal is granted full approval.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Jon Duggan

Address: 88 craigard road Dundee Dd24pt

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Kenny Warden

Address: 53 Dalgetty Court Muirhead Dundee Dd25qj

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Wiliam Stewart

Address: Lochondores farm Lundie by Dundee DD2 5PD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I was born and raised in this area and I've watched the facilities grow at piperdam . This is one of the most exciting and fantastic developments to hit this area in years . The developers have such a track record I am absolutely shocked at the residents who are opposing this , considering they are the very people who created the place they reside . If they had not had such vision and foresight all those years ago there would be no residential properties here . Planners should look way beyond these minor objections and give this development all the support it requires. I give this 100% my backing and support.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Lucy Flight

Address: 22 north bank street Angus DD54LN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It would bring new eating options to the area as well as new jobs

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Andrew simpson

Address: Drumfork estate Blacklunans Blairgowrie Ph107jy

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Very good idea to supply public need provide employment and outlet for local produce

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Jake Hogg

Address: 4 John Grahame Avenue Dundee DD4 9RF

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Duncan Ogilvie

Address: Park Villa 17 Park Place Stirling FK7 9JR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think it would be a great asset to the local community as well as a source of employment to local people

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Blair Morrison

Address: Nethererton House Aberargie Perth PH2 9NE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a very encouraging new development in the current situation when Angus is facing such a challenge from the pandemic. I welcome the jobs boost both in terms of construction, tourism & hospitality. I wish to add my support to this project.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Shona Flight

Address: 29 Colin Gibson Drive Monifieth DUNDEE DD5 4HA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This will bring in customers and keep local people in a job also bring tourists to the area to appreciate what is in the area

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Ramsay McBain

Address: 5 Clayhills Gardens Birkhill Angus DD2 5RP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

We write in connection with the above planning application. We wish to offer our full support for the proposal.

We are a well-established business in Dundee and long-term residents of the Angus area. We commend the applicants in proposing such an exciting, vibrant development in this current climate. The proposers in the past have proven they have the ability and resources to achieve this project. They developed Piperdam from nothing to the thriving business it is today. This alone proves the devotion and commitment they will have to this venture.

There are so many positive aspects to this exciting proposition which will undoubtedly benefit the national and local economy. And therefore, benefiting the financial system.

The construction will financially support local businesses and final development will bring many new jobs to the area.

This development would be an asset to Angus which is one of the most desirable tourist areas in Scotland.

We are sure the business would be supported by the local community as there are limited businesses like it in the area.

Comments for Planning Application 20/00408/FULL

Application Summary

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Adam Hutcheson

Address: 3 Old Hawkhill dundee DD15EU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe this development will provide much needed employment and fiscal stimulus for the local economy, while also providing a much needed service and variety to local customers.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Kay Macgregor

Address: Piperdam Drive Fowlis Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a local resident this area is in desperate need of new facilities/eateries and choice of things to do for recreational purposes. Currently this area lacks anything for residents to enjoy unless travel into Dundee. The existing resort focuses entirely on holiday makers and not local residents.

This proposed plan will bring fantastic opportunities for local businesses, local employment. I fully support this fantatsic proposal.

20/00408/FULL	Mr Jeff Gellatly
20/00408/FULL	Mrs Doris Scott
20/00408/FULL	Mrs Sheila Anderson
20/00408/FULL	Miss Ellie Fleming
20/00408/FULL	Miss Katie McMunigal
20/00408/FULL	Mrs Jill Mitchell
20/00408/FULL	Mrs Lucy Waterman
20/00408/FULL	Miss Emma McMahon
20/00408/FULL	Mrs Maureen Lynch
20/00408/FULL	Mr Calum (Duplicate) Lynch
20/00408/FULL	Mr Calum Lynch
20/00408/FULL	Mr Stuart Smith
20/00408/FULL	Miss Laura MacLeod
20/00408/FULL	Mrs Nina Boyd
20/00408/FULL	Ms Marie McIntosh
20/00408/FULL	William Baird
20/00408/FULL	Harvey Birse
20/00408/FULL	Mrs Lynsey Tosney-Higgins
20/00408/FULL	Miss Lorraine Farquharson
20/00408/FULL	Mr Nicholas (duplicate) McGill
20/00408/FULL	Ms Liz Ogilvie
20/00408/FULL	Miss Gemma Mulholland
20/00408/FULL	Mrs Ashling McGrath
20/00408/FULL	Mr Connor Warden

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Jeff Gellatly

Address: 143 COUPAR ANGUS ROAD DUNDEE DD2 5QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be very good for the community as it would provide jobs for the local area. I believe this would not affect negatively, but positively bringing in more visitors into Angus to appreciate the surrounding area and boost local economy. There is also a regular bus service running from Dundee, Perth and Blairgowrie, which adds to the convenience for visitors.

Comments for Planning Application 20/00408/FULL

Application Summary

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Doris Scott

Address: Briar cottage Dundee Road Meigle Ph12 8sb

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Sheila Anderson

Address: Laurelbank Alyth Road Meigle Blairgowrie PH12 8RP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It would be a boost for the area, bring in much needed money and employment

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Ellie Fleming

Address: Gylmar, Old Dronley Road Dundee DD2 5QT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Katie McMunigal

Address: 31 Blacklaw Drive Dundee DD25RJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Jill Mitchell

Address: 11 Kirkcroft Brae Liff Dundee DD2 5RT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Lucy Waterman

Address: 7 George Murray Close Blairgowrie PH10 6FF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Emma McMahon

Address: Ashbank Auchterhouse Dundee DD3 0QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Maureen Lynch

Address: 38 West School Road Downfield Dundee DD3 8PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fantastic idea for the area, I would definitely support. Been to the steak barn at StAndrews but this would be a welcome addition on our own doorstep!

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Calum Lynch

Address: 38 west school road Dundee Dd38pq

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Calum Lynch

Address: 38west school road Dundee DD3,

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Stuart Smith

Address: 12 Craigie Hill Drumoig, Leuchars St Andrews KY16 0NA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this venture is a great thing for local small businesses, given the current financial crisis. It's great to see people still willing to invest their own money into supporting the local community and creating employment.

Comments for Planning Application 20/00408/FULL

Application Summary

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Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Laura MacLeod

Address: Flat E 9 Maitland Street Dundee DD4 6RW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this would be a fantastic addition to Angus and Dundee. There is nothing quite like it nearby and it would only enhance the already beautiful resort and provide another great choice for friends and family to spend some leisure time in the city.

It would bring a huge investment in Dundee, more jobs for people and at a time like this, where unemployment rates are creeping higher and higher, this would be a fantastic addition to Angus and Dundee.

This is something new and exciting for Angus and Dundee and in an ever improving city, this would be something to boast about.

Comments for Planning Application 20/00408/FULL

Application Summary

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Nina Boyd

Address: 4 Woodhall Grove Edinburgh Eh13 0hr

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposed development will benefit both the local community by providing employment and a useful service and tourists who will have more choices in terms of dining and shopping.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Marie McIntosh

Address: 58 Ravensraig Road Dundee DD2 4ND

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In today's climate anything that creates employment should be welcomed. There is great potential for this development to become a real flagship for the area and draw diners from near and far to this quality facility. It offers another option for the leisure and hospitality of the area that will be most welcome.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: William Baird

Address: Levenmouth Farmhouse Scotlandwell Kinross KY13 9JH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Definitely a good plan

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Harvey Birse

Address: 5 Westfield Gardens Forfar DD8 1HN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great position for this type of restaurant and should prove very popular

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Lynsey Tosney-Higgins

Address: 18 Emmock Woods Dundee DD4 9FD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having read all the comments I do firmly believe that this development will have a positive economic benefit all round to the Dundee and Angus areas.

I also remember that at one point all the houses that have been built, sit on land that was originally the Piperdam Plantation.

Having stayed within the resort it would be great to have a choice of places to dine and not the same restaurant on site.

I also know of tradesmen all local who will directly benefit from the work in building the development.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Lorraine Farquharson

Address: 14/6 Fairbrae Edinburgh EH11 3GY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an excellent opportunity to expand the facilities and services of Piperdam for the visitors and to enhance the tourism experience for the visitors. At this critical time for the tourism industry on a whole it is essential that everyone works together for a positive outcome which will also result in an opportunity for employment in the industry.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Nicholas McGill

Address: 97b Fort Street Broughty Ferry Dundee DD5 1DY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application for a restaurant and shop at this location for the following reasons:

1. It will add to the tourist attractions in the area, rather than detract from them. My family and I regularly travel to St Andrews and Pitlochry to similar destinations as I am sure many people do. This new development will be a similar draw to Angus bringing in visitors from Dundee, Perth, and further afield and will encourage visitors who may normally pass through to the Perthshire hills for example to stop.
2. This development will provide badly needed employment opportunities, particularly for young people, at a time when such opportunities are scarce.
3. The shop element will stock local Angus produce, providing local niche producers with a high profile accessible outlet. This will encourage surrounding residents to "shop local" rather than at the large retail chains.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms LIZ OGILVIE

Address: 12 Craigie Hill Drumoig, Leuchars St Andrews KY16 0NA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This application, by a local couple, who have already proven themselves with previous ventures, including Piperdam resort itself, should be encouraged, supported and given the go ahead. At this present time of difficulties for employment and economics, surely this is foresight on their part to want to put money towards building the local economy and by supporting local producers for the future. It can only be a good thing to bring more tourism to the Angus and Dundee areas and also give variety for local residents and visitors. I fully support their quest and trust them to provide a good quality, sustainable experience for all. I would urge you to grant their application.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Gemma Mulholland

Address: 137 Yarrow Terrace Dundee DD2 4DY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a great and exciting opportunity as Angus and Dundee need something exciting and new.

If it is to be similar to places such as the Balgove it would be an amazing asset for Angus and Dundee to promote and could be something different and a bit higher end

As always from a local point of view this could bring approx. 40 jobs and with unemployment reaching an all-time high or certainly heading that way when the furlough scheme ends this is a good and brave move at the moment

Truly think this is a positive move for a number of reasons

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Ashling McGrath

Address: 5 The Glebe Liff Dundee Dd25we

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Connor Warden

Address: 22 North Bank Street Monifieth Dundee Dd5 4ln

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Will provide much needed variety to eating out in the local area (Muirhead, Birkhill, Liff) and beyond.

20/00408/FULL	Miss Faye Penman
20/00408/FULL	Mr Alistair Todd
20/00408/FULL	Mr Craig Robertson
20/00408/FULL	Mrs Moyra Elder
20/00408/FULL	Mr John Fairley
20/00408/FULL	Mrs Sheila Kowalczyk
20/00408/FULL	Mrs Phillippa MacDonald
20/00408/FULL	Mr Hugh Grant
20/00408/FULL	Mr John McMahon
20/00408/FULL	Mr Alistair Barclay
20/00408/FULL	Miss Emily Murphy
20/00408/FULL	Miss Holly Stephen
20/00408/FULL	Miss Lynsey Garvie
20/00408/FULL	Mrs Karen Russell
20/00408/FULL	Mr Andrew Dandie
20/00408/FULL	Mrs Kelly Fairweather
20/00408/FULL	Mr Matthew McCallum
20/00408/FULL	Mr Frederick Purves
20/00408/FULL	Mr William Mclachlan
20/00408/FULL	Mr David Wood
20/00408/FULL	Mr Dylan McGrath
20/00408/FULL	Mrs Evelyn McMahon
20/00408/FULL	Mr George Mckenzie
20/00408/FULL	Mr Peter Marshall
20/00408/FULL	Karen Stephen

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Faye Penman

Address: 13 walkers mill Dundee DD3 7DD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think it would bring variety and choice to the area for the people living in the surrounding villages.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Alistair Todd

Address: Carlogie Carnoustie DD7 6LD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Well planned Proposal in terms of mixture of use, design, layout, aesthetics, "green" credentials and bringing much needed employment opportunities to Angus not to mention Rates income to help support Council services. Ideally located being one of the "gateways" between Angus and Dundee which will serve the indigenous populations and visitors to Tayside alike. A welcome Application from an applicant with a proven track record for delivering high quality successful projects.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Craig Robertson

Address: 2 Young Avenue Birkhill Dundee DD2 5RZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this would provide much needed choice for the area and be a positive boost in the current economic climate.

A venue like this would bring a lot of local and tourist business and only help the Angus area be a destination to stay and eat in after visiting other areas.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Moyra Elder

Address: 39 Americanmuur Road Dundee Dd3 9aa

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My husband and myself fully support the application for a Farm Shop and Restaurant.

1 can only be beneficial to the area.

2 will help with employment of locals

3 competition is a good thing

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr John Fairley

Address: Scotstown Road Causwayend View Bridge Of Don AB22 8ND

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application!

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Sheila Kowalczyk

Address: The Fies Falkirk Road Linlithgow EH49 7PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a previous and future visitor to the area I would welcome additional choice in dining venue.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Phillippa MacDonald

Address: 36 St Martin Crescent Dundee DD3 0SU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel that this will be a welcomed addition to Angus and the local area. Not only will this proposal have the opportunity to support local industries and businesses by selling local produce in the farm shop, it will also create employment opportunities, which given the current climate will be well received by many.

Over the last few months we have seen the importance of social connections and having somewhere local where people can come together and physically interact. This can not only benefit the local industries and businesses but also the local communities health and wellbeing needs.

I would fully support this proposal and the plans put forward for this site.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Hugh Grant

Address: 1 Bell Street Tayport DD6 9AP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposed development will make it, along with the neighbouring Piperdam development, even more of a destination for visitors and holidaymakers because of the enhanced facilities.

It is similar in nature to the Balgove / House of Bruar model which have significantly enhanced the facilities and economic activity in those areas, and this development should have a similar effect for Angus & Dundee.

The proposer has a proven track record of undertaking successful projects, and the new development would create economic activity and create employment at a time when this will be greatly needed.

I therefore support the proposal.

Comments for Planning Application 20/00408/FULL

Application Summary

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr John McMahon

Address: Ashbank Auchterhouse Dundee DD3 0QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great to see that in these unprecedented times that there are still people willing to invest in the hospitality industry this will be a great asset to the area.

Not only will this create crucial employment in the construction industry but also on completion would see a considerable number of employment opportunities.

I feel the area will benefit from this development and hope to see the proposal being granted

Comments for Planning Application 20/00408/FULL

Application Summary

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Alistair Barclay

Address: 11 Slade Road Kirriemuir DD8 5HN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Emily Murphy

Address: 8 Clinkerheel Drive Dundee DD2 5RN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a resident of Birkhill and as Piperdam is very near I think this would be a good thing for us and also for tourists to the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Holly Stephen

Address: 6 Denfield Cottage Arbroath DD11 2QJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I personally believe that the proposition made would be a brilliant enhancement to the food and hospitality industry in Dundee and Angus. This would not only be of interest to the general public for a day out/family activity, but also bring employment to those in our area who may have found themselves unemployed at the effect of the pandemic. To my awareness there aren't any similar establishments in the Dundee/Angus area so this would offer a diverse alternative to the typical food and culture experience and would offer local farmers, fishmongers and the like a platform to sell their produce - furthering then "shop local" initiative. In addition to the above, the positive effects the existing Piperdam Resort and it's many facilities could experience in terms of their revenue from the proposed Barn concept would be of multitude. A new source of attention to the area would mean a win win for everyone.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Lynsey Garvie

Address: 30 Coldstream Drive Dundee Dd40TJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Karen Russell

Address: 32 Kinneff crescent Dundee dd3 9rf

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this is a wonderful project to come to Dundee and Angus, this will first of all in the current climate create new jobs. If Balgove, Gloagburn and house of Bruar are anything to go by, then I can see this being a huge success, especially as I am made aware that it is Mr & Mrs Mulholland who are applying for this, I believe they were the owners of the very successful Piperdam, before it was sold 3 or 4 yrs ago, and hasn't changed much apart from a few lodges being added and a play barn being added instead of the beautiful osprey centre.

I can only see this being a real asset to Dundee and Angus bringing local people together and selling local produce. Which in turn helps local farmers and businesses including Piperdam, as it will bring more local people to the area, and tourists passing through.

What a fabulous venture this will be, so look forward to this opening, I hope you can see the opportunity this will bring to the area.

Kind regards

Karen & Paul Russell

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Andrew Dandie

Address: Ballinshoe Smithy Ballinshoe kirriemuir DD8 5QF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Delighted to see private enterprise willing to invest in a project like this. Angus has long missed out on a development of this type which is badly needed not only to serve the population of Angus and Dundee but to attract much needed tourism to the area.

The Covid 19 pandemic and the resulting economic fall out only goes to further emphasise the need to support those that are willing to invest in Angus with the resulting jobs and long term economic benefit that will be brought to the area. Angus has constantly lost out to Fife and Perthshire in the provision of the facilities proposed which once developed can only bring a benefit to the area.

I would hope Angus Council support the application for the benefit of Angus and the wider area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Kelly Fairweather

Address: 24 Albany Road Dundee DD5 1NT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having been the consultant involved in bringing Longparke farm shop and cafe to life I have been delighted to see this application . Angus has much to offer and not only do projects like this encourage people to go out to eat they also encourage people to explore the local area . Farm shops and cafes are a great host to small independent product makers , a place to showcase the best of the local areas produce and where micro business can have the opportunity to bring their produce to market .

Farm shops and cafes can provide brilliant community meeting places , sometimes in rural communities it can be difficult to meet people and friendly faces make all the difference to those isolated especially with young children.

Given that a worry and due to Covid 19 many hospitality staff now face the prospect of unemployment it's brilliant to see experienced business folk putting up funds to help bring new projects to life . The size of the building will also make social distancing much easier .

The Mulholland family have already shown on numerous occasions their commitment to the area around Piperdam , an area they developed without being detrimental to the outstanding beauty .

They are well regarded employers and go above and beyond to creat a true family business .

This is such an exciting opportunity I'm so many levels and I personally can't wait for it to come to fruition .

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Matthew McCallum

Address: 3 Pitempton Farm Strathmartine Dundee DD3 0PF

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I live in Angus but have lent heavily on the facilities of Dundee all of my life.

However Piperdam is likely one of the very few Angus recreational facilities I have had the pleasure of being very closely connected to, all 3 of my children learnt to swim here and during the Mullhollands time here we have used all of the facilities to the full with great enjoyment. It was unique with an organic and fluid growth from very small and humble beginnings and with great insight and hard work from the developers to turn it into a hugely successful and gold star venue for all ages to explore and participate. To the merit of all involved the high bar set were standards that were met year after year for all to enjoy.

I have unfortunately witness over the last few years a decline in the facilities appearance and standards.

The proposal put forward in this application would appear to be an opportunity to inject new life into the area supporting and supplementing the existing facilities of Piperdam.

It is worth noting that I made many friends at Piperdam and I was always very pleased and surprised at the number of young staff that lived local, either in Piperdam itself or Birkhill and the surrounding area.

Again a new facility like this will likely bring further opportunities of employment for local people on their doorsteps which brings a positive and warming environment for customers alike.

I cannot think of another facility in Dundee or Angus that will be like this, it appears unique and

highly desirable for all, from young family's, tourists and locals.

Dundee and Angus people will appreciate having this facility because it currently does not exist in the local area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Frederick Purves

Address: 19 Charleston Drive Dundee Dd22hf

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: To have a restaurant, cafe and shop on the doorstep of Dundee would be fantastic, let alone the jobs this would create in this difficult time. This rural setting would surely bring people from far and wide to enjoy this beautiful part of Scotland, this would surely benefit both Dundee and Angus

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr William Mclachlan

Address: Gailarde Ltd Unit 2 Elstree Distribution Park, Elstree Way Borehamwood WD6 1RU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think what St Andrews Forest Lodges are doing for the area Angus/Dundee & surrounding local community is an excellent request

I support them 100% in what Phil/Lynda are trying to do as this is an essential to help them improve & grow their business plan & enabling them to bring revenue into surrounding areas ten fold

Therefor I hope that with my help & response it puts them in good stead for this planning approval
Your William McLachlan

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr David Wood

Address: 50 Wemyss Drive Cumbernauld G68 9NP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: At a time of great economic uncertainty, the significant investment in a sustainable development as proposed here, is to be commended. The planning application is also sympathetic to the environs and will provide a valuable high quality local resource and source of jobs to the Angus and Dundee communities.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Dylan McGrath

Address: 6 Balmossie Meadow Dundee Dd53gg

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a wonderful idea to enhance the area and create a busy, vibrant space where families can come together and enjoy fabulous quality food and spend time together. The idea of a Balgove-type barn can only be a benefit to the surrounding communities. Jobs will be created and for the residents of Piperdam, this will give them more choice and a whole range of quality goods in close proximity.

The proposers have shown that they can take a project and turn it into a viable, sustainable business many times over. They are providing a fresh idea, unique to the area, and I see no disadvantages at all to the area in doing so. I see competition as healthy and this opportunity offers choice to nearby residents, as well as to those who are holidaying in the area.

The environmentally friendly biomass is also a great idea and one that should be encouraged. I for one would fully support this proposal and would personally visit as often as possible.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Evelyn McMahon

Address: Ashgrove Auchterhouse Dundee DD3 0QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Are needs this type of business. I fully support the plans

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr George Mckenzie

Address: 21 Piperdam Drive Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It is my opinion that this development would be appropriate and complimentary to the existing facilities at the Piperdam Resort.

It will allow a greater choice to the tourists and locals who visit Piperdam and the wider Angus area along with the creation of more employment.

I fully support this development and hope others get behind the individuals who are prepared to put their hands in their pockets to generate interest and growth in the Angus economy.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Peter Marshall

Address: 30 Glenclova Terrace Dundee DD3 8DR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This looks like being a fantastic facility for Angus and surrounding areas, another quality attraction for our many visitors to see and with a quality restaurant onsite I think it would be a great addition to our tourist experience.

The creation of jobs in these difficult times should also be welcomed, we need to grasp such opportunities when they arise otherwise developers will go elsewhere

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Karen Stephen

Address: CARRIESWOOD 24 PIPERDAM DRIVE DUNDEE DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the addition of a farm shop will be great for residents of piperdam and surrounding area. This will reduce travel to supermarkets and support local producers. A cafe and restaurant will provide choice for residents and visitors . It will also ensure healthy competition and therefore raising standards in both enterprises.

However i feel strongly that the trees which were felled to clear this site are replaced in landscaping the area and the remainder at another site as stipulated in the licence, thereby ensuring there is no net loss of trees

20/00408/FULL	Fraser Edmond
20/00408/FULL	Mr Philip Waterman
20/00408/FULL	Miss Emma McMahan
20/00408/FULL	Mr Brian Binnie
20/00408/FULL	Mr Ross Anderson
20/00408/FULL	Mrs A Mcainsh
20/00408/FULL	Mr James Smith
20/00408/FULL	Mr Casey Mudie
20/00408/FULL	Mr Philip Copland
20/00408/FULL	Miss Gaynor Sullivan
20/00408/FULL	Mr Andrew Caterer
20/00408/FULL	Mrs Alexanderina Henderson
20/00408/FULL	Mr Tim Stobbs
20/00408/FULL	Mrs Pamela Walker
20/00408/FULL	Mrs Katen Purves
20/00408/FULL	Mr Gavin Findlay
20/00408/FULL	Mr Andrew Forsyth
20/00408/FULL	Mr Kevin Adams
20/00408/FULL	Mr Ian Reilly
20/00408/FULL	Mr William Moncrieff
20/00408/FULL	Mr David Hovell
20/00408/FULL	Mr Robert Gray
20/00408/FULL	Mr David Carnegie
20/00408/FULL	Mr John Kelvin Kerr
20/00408/FULL	Mrs Jennifer Devlin

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Fraser Edmond

Address: 15 Piperdam Drive Fowlis Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Philip Waterman

Address: 7 George Murray Close Blairgowrie PH10 6FF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Emma McMahon

Address: Ashbank Auchterhouse Dundee DD3 0QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Would love for this to happen it's just what the area needs and to support local business as well! Looking forward to having a lovely restaurant near us.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Brian Binnie

Address: Denfind Stone Denfind Farm Monikie DD5 3PZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this planning application.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Ross Anderson

Address: 56 Bellevue gardens Arbroath Dd115bg

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this proposal and believe it will bring jobs and tourism to Angus .

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs A Mcainsh

Address: 40 Dronley toad Dundee Did 2 5qd

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr James Smith

Address: 34 Lintrathen Gardens Dundee DD3 8EJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:What a great asset this would be to Angus and the surrounding area as not only would this benefit the local community and businesses but would bring much needed jobs.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Casey Mudie

Address: The Willows Tealing Angus DD40QZ

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this venture and see the need for it to go ahead and highlight what Angus has to offer in way of food and tourism . Not only would it be convenient for locals shopping but a well needed employment boost for the county.

Knowing the developers , they are great advocates of local business and I am certain local trades and suppliers will be used in the construction phase .

Piperdam has become popular tourist destination over the last 20 years and has a lot to offer , this project will bring diversity which every taste is catered for .

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr PHILIP COPLAND

Address: 73 BENEDICT RD ARBROATH DD11 5EY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be a great addition to the area. The extra jobs and visitors this would bring could only be a good thing. This would certainly be something I'd use.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Gaynor Sullivan

Address: 16 Dunavon Gardens Dundee DD3 9RA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I love the idea of this project plus during COVID-19 we saw a real increase in buying and supporting local from businesses diversifying in the city and the rural areas. We have

I hope to see this continue and love visiting other similar food experiences such as Balgove and this would be closer to home.

I see this as a real destination in it's own right but also to support the accommodation and other businesses close to hand such as Piperdam, Landmark, Travelodge, Premier Inn, Grewars Farm, Pine Cone Café and Birkhill Inn as it offers more choice and if we can encourage more choice then people will stay longer and spend more in the region.

Food Tourism is on the up and one of the key target markets for Visit Scotland is Food Loving Culturalists and Dundee and the region are focusing on Culture and Food & Drink so it fits with the Tay Cities Regional Tourism Strategy.

70% of Scotland's produce is produced within 30 miles of Dundee so this another opportunity to showcase buy and eat local.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Andrew Caterer

Address: 18 Kilmaron Loan Broughty Ferry Dundee DD5 3TD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this is a great idea as this area has very little in the way of facilities like this. It would be a great addition to the area and would definitely increase tourism to the area and increase jobs. A great farm shop is difficult to find nowadays and they usually stock local produce so it would be a major win/win for the local economy.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Alexanderina Henderson

Address: Mains of Fullarton Farm Meigle Blairgowrie Ph12 8sn

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this as it would bring jobs to the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Tim Stobbs

Address: Outfield farm Outfield farm Abernyte PH14 9RA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This construction of farm shop, restaurant and cafe will act as an additional draw and option for visitors we bring to our holiday business in Abernyte. Our guests come from all over the world (in a normal year) and love exploring Angus, Perthshire and Fife.

A rural option for eating and meeting is a great idea.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Pamela Walker

Address: 1 St. Martin Ave Dundee DD3 0RN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe that this proposal would be a positive addition for the surrounding community in that it will provide more choice in the area. It will provide variety for family dining and interesting shopping which at the moment is not present. The increased number of residential dwellings in this location over the last few years is positive but this has not been enhanced by places for families to socialise or shop. I believe this would also encourage visitors and shoppers from outwith the area which will improve the overall economy of the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Katen purves

Address: 19 Charleston drive Dundee Dd2 2hf

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This new venture in my opinion is a must for the area, as a regular visitor to the balgove steak barn, to have this on Dundee's doorstep would be incredible. This would especially in these difficult times bring life and most importantly jobs to the area. If I lived outwith the area and was looking for a self catering holiday this would be fantastic to have this within walking distance of the resort.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Gavin Findlay

Address: North Binns Invergowrie DD2 5LL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This project would be a welcoming addition to the Piperdam area. Bringing the potential of numerous jobs to the local area in such hard times should be encouraged as much as possible. Having lived in the local area for many years now i can only see good coming from this.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Andrew Forsyth

Address: 9 Woodland Gait Cluny Kirkcaldy KY2 6NS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this development will make an excellent addition to the area. Presently, the only shop is a car ride away and there is only one restaurant nearby. I love the idea that small local businesses/suppliers will have an opportunity to sell their products in the farm shop. With small business taking a massive hit due to corona virus, I think it is an excellent way to support the local economy. In addition, the social impacts of this development regarding employment is a huge bonus to the local area. While most business are scaling back the workforce, this company is creating jobs. We need more people like this.

Staycations are going to be the future for some time and this will make the lodges even more attractive to visit. I have been a huge supporter of Piperdam Golf and Country Park from the beginning and have visited/stayed many times. We saw it expand over the years to what it is now. To hear it was the previous owners that are commissioning this development only made it even more exciting due to how much myself and my partner love it up there. It will be great to have some choice as currently, that is what is letting the resort down. It is also a great asset for the local area and I really hope it gets the green light.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Kevin Adams

Address: 16Rosewood Tce Dundee DD2 1ns

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Ian Reilly

Address: 82 Craigard Road Dundee Dd24pt

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The planned building work is essential to the Angus area and would attract much needed tourists to the area , a great idea I believe this would be an asset to the Angus and surrounding areas

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr William Moncrieff

Address: Grange of Berryhill Berryhill Road DUNDEE DD25LN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have self catering accommodation near by, this will help my business therefore I strongly support

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr David Hovell

Address: 9 Ravensby Park gardens Carnoustie Dd77ny

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think it would be a fantastic place and another great asset to Angus

And encourage the public from outside the area to come to Angus for holiday and to visit the restaurant and farm shop

Excellent idea

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Robert Gray

Address: East mains view East mains auchterhouse Dundee DD30QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This area is desperately needing something of this caliber for tourism and local people also providing local employment

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr David Carnegie

Address: Caldhame Farm Luthermuir Laurencekirk AB30 1PS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Good afternoon

I think the Coronavirus has show how much we need local rural shops, providing local food and staffed by local people. That have large car parks so we can easily and safely stay away from other people.

Regards David Carnegie

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr John Kelvin Kerr

Address: Unit M 207 Strathmartine Road Dundee DD3 8PH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a chance for another great addition to the local community and tourism industry in Angus,

Fantastic idea Kerr's Dairy fully support a farm shop etc.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Jennifer Devlin

Address: 8g wishart place Dundee Dd12je

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think it would be great to see something like this opening, and I'm sure will bring a lot of jobs to the area.

20/00408/FULL	Frank Esposito
20/00408/FULL	James Scrimgeour
20/00408/FULL	Miss Tiffany Stewart
20/00408/FULL	Mr Allan & Lynne Mitchell
20/00408/FULL	Ms Pauline Rourke
20/00408/FULL	Mr Grant James Mulholland
20/00408/FULL	George Reynolds
20/00408/FULL	Mrs Gillian Keracher
20/00408/FULL	Mr Richard Todd
20/00408/FULL	Mr David Hovell
20/00408/FULL	Dean Robertson
20/00408/FULL	Mr John McPherson
20/00408/FULL	Mr Gordon Hutcheson
20/00408/FULL	Mr Calum Lynch
20/00408/FULL	Mrs Jacqueline McCallum
20/00408/FULL	Mr Frank Donald
20/00408/FULL	Mrs Clare McNally
20/00408/FULL	Mr Ron Mitchell
20/00408/FULL	Miss Annabel Cosgrove
20/00408/FULL	Ms Carole Paterson
20/00408/FULL	Miss Victoria Gowans
20/00408/FULL	Miss Lynn Crawford
20/00408/FULL	Mr Andrew McCarle
20/00408/FULL	Miss Caryn Easton
20/00408/FULL	Mrs Laura Wales

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Frank Esposito

Address: 61 lorne Street Dundee DD2 3 HE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Would enhance the area , especially with all the housing getting built in the area around Liff .

Would be a great financial benefit for the area ,
and create employment, which is badly needed in the hospitality industry.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: James Scrimgeour

Address: 9 Grangemuir woodland park Pittenweem Ky10 2RD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Bril

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Tiffany Stewart

Address: 26 Braes of Gray Dundee DD2 5FQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this would be a wonderful addition to the surrounding carse of gowrie area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Allan & Lynne Mitchell

Address: Muirloch Farmhouse Lowe Flat Fowlis by Liff Dundee DD2 5NQ

Comment Details

Commenter Type: Government Agency or Consultee

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We look forward to having some new amenities in the area which will be good for the community.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Pauline Rourke

Address: 47 Monifieth Rd Dundee DD5 2RW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Both myself and my partner local businessman Neil Merchant, were excited on reading through this application. We have always been active in supporting local initiative's, recognising the advantages for both an opportunity of increased employment but also the impact on the local economy. This initiative would be a fantastic opportunity for both Angus and Dundee & at such a crucial time, while we all attempt to move into a period of restart and recovery following the pandemic and lockdown.

There is no other food/ shopping & recreational outlet similar to this outlet in the area and it is important for new ventures to be supported where huge investment is being made.

We are also aware of the success of previous projects e.g Piperdam where a high quality venue and homes was created, and its fair to say put this area on the map.

Sometimes the only mode of transport available is a leap of faith- and we are convinced this is a winner and deserves the chance to succeed.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Grant James Mulholland

Address: 5 Osprey Road Piperdam Angus DD2 5GA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Working in the hospitality and tourism sector I firmly believe that the plans submitted are innovative + will bring much needed spending to an area in such times other businesses are failing or not performing. The location is on a route which is served well by public transport.

Having been a part of the original vision for Piperdam it is a breath of fresh air to see a developer willing to privately finance a project which will provide employment to local people.

Managers accommodation will ensure that the business is operating safely and efficiently showing a commitment to the project. It does not indicate that the jobs will not be given to local people.

A wildlife population survey was carried out prior to any tree felling and extensive research was carried out by Bradley Yule a well respected figure in the world of nature.

Local labour will be used in building and construction of the project.

Biomass is a great renewable energy source.

Operating hours of a café & farm shop are not that of a late night + the plans clearly show that this is not a single 320 seater venue. There is a café with farm shop, separate Restaurant with additional private dining rooms. Private dining areas within a Restaurant setting are a popular and sought after where families like to dine out together privately for a special occasion. There is certainly nothing like this locally. A successful example is Forgan's Broughty Ferry who can easily adapt their booth space to cater for a family of 30 dining.

I applaud the developers for taking the time to write and hand deliver a letter to all 118 homes within Piperdam and am sure had they been invited to the "residents meeting" the many myths would have been dispelled. It does appear a witch hunt fueled by many mistruths has been started for reasons unknown. An open line of communication has been given of which many have chosen not to use.

The developers have proven track record of success & achievement & the development should be welcomed

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: George Reynolds

Address: 26 Queen st Tayport DD6 9NE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Will be great, if anything like the food they produced when they had Piperdam. Looking forward to it.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Gillian Keracher

Address: 53 Eden Park Clayton caravan park St. Andrews Ky169yb

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Richard Todd

Address: 23 parkhead place Midmill Dundee Dd4 8jh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Would be very good for Dundee and surrounding areas

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr David Hovell

Address: 318 Strathmartine Road Dundee DD38QG

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great to see an excellent proposal that would be an asset to the area especially in these tough times.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Dean Robertson

Address: 15 Flairs Avenue Arbroath DD11 5DY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application, it has the potential to provide young locals with jobs, and this area of Angus is lacking such an establishment. Fantastic to see proposed investment within the tourism sector during these times. It would be a fantastic welcome into Angus from Perthshire or Dundee. I appreciate that I'm not local to Piperdam but I'm a regular day tripper and regularly use these types of establishments.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr John McPherson

Address: Kilchurn Golf Course Road Blairgowrie PH10 6LF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Brilliant development for the area directly off the main road. Hope this project goes ahead and myself and my family would look forward to using the facility.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Gordon Hutcheson

Address: 16 Hillview Terrace Bridgefoot Dundee DD30QD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel that this type of facility would be well supported by the local community

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Calum Lynch

Address: 38west school road Dundee DD3,

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Jacqueline McCallum

Address: 3 Pitempton Farm Dundee Dd3 0pf

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Amazing opportunity to bring a venue such as this to the outskirts of Dundee. Having visited Balgove on many occasions I feel this would benefit the people of Dundee and beyond. The custom as well as the job opportunities will only be beneficial to the local economy and in particular during the strange times we find ourselves in currently.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Frank Donald

Address: 2 Leapark Murton Forfar DD8 2RZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application, opportunity to bring jobs to the area, a farm shop for local and traceable produce with a new and exciting Restaraunt & cafe to the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Clare McNally

Address: 19 Rossie Avenue Broughty Ferry Dundee DD5 3ND

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I had heard that a new development was to be proposed in Dundee and that it was to be a bit like Balgove in St Andrews. I had at the time taken this with a pinch of salt. Could there possibly be someone with the vision to make this happen in Dundee and not to be perturbed by the current pandemic we are encountering. A true visionary if ever there was. To have this on our doorsteps would be amazing, providing employment and enhancing the already successful Piperdam Resort will allow for greater choice and encourage visitors to stay longer and spend more in our local economy.

The opportunities for a facility like this will also be far reached across the city as produce and retail stock is to be sourced locally. This list will be enormous farmers, growers, distillers, craft makers, bakers the list will go on and on.

A really exciting opportunity for our city that should be supported 100%.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Ron Mitchell

Address: 14 Osprey Avenue Fowlis Dundee DD25GB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Can only see this as healthy competition to the Landal bar and Restaurant, if Landal keep standards up then why should they be worried, I would hope that any new builds are kept away as far as possible from the back of the houses directly behind the proposed development as the developers have stated in their reply letter

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Annabel Cosgrove

Address: 3 Middleton Farm Steadings Angus DD4 0PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a fantastic concept for Dundee and Angus. There is nothing like this in this area and if it is successful as Balgove Farm in St Andrews or House of Bruar etc that can only be a positive for the area and local economy . This can only be seen as a beautiful addition to the area, to enhance what is already in the area, I am a huge supporter of this !

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Carole Paterson

Address: 1 Affleck Court Craigievar Wynd Edinburgh EH12 8GH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am fully in favour of this planning proposal. As a regular patron of the Piper Dam self-catering complex I feel that this venture will enhance the area and add some interesting options to locals and visitors. Currently there is only a shop selling very limited supplies and a bar and restaurant. It would be great to have alternative options and to create some new job opportunities in the hard hit hospitality and retail sector. Piper Dam has no other local services and I really do feel that this will complement an already lovely place and have the added bonus of creating some local employment opportunities. Definitely in favour of this!

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Victoria Gowans

Address: 7 Tayview Lane Dundee DD2 5RF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Lynn Crawford

Address: 145, Coupar Angus Road Dundee DD2 5QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this exciting and forward thinking project.

I have worked in self-catering hospitality for 20 years. In my experience, visitors want to be able to buy and consume local produce whether in a restaurant setting or for self-catering. The choice in the area is extremely limited and so an additional facility would be welcomed by visitors. There are many self-catering holiday units in the area whose guests would also benefit from this, as well as passing trade.

The first resort that I worked at formed a close business partnership with the local farm shop with great success.

I live locally to the area and feel that I have a very limited choice of restaurants for entertaining friends and family. When I have family to visit, I generally take them over to Balgove Larder as Angus is limited in what it can offer along similar lines. I would like to think that this would become Dundee's go-to steak restaurant.

I understand that the construction will be carried out by local trades and suppliers and as such will help the local economy.

Once completed, there are many local youngsters with hospitality training who have recently been made redundant and will now have opportunity to apply for work within walking distance of home.

I hope that this application will be allowed to proceed and I am personally looking forward to visiting on a regular basis.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Andrew McCarle

Address: 6 Arbuthnott Loan Broughty Ferry Dundee DD5 3TN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This looks like a well planned development that should create employment for a number of individuals and may well attract a number of visitors to the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Caryn Easton

Address: 33 kinloch park Dundee Dd2 1ef

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this will be a great asset to the community, offering new jobs and more selection of restaurants in the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Laura WALES

Address: 12 Hutchinson Place Cambuslang GLASGOW G72 8XX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: What a fantastic addition this will be! Very pleased to see another small local business starting and creating jobs.

20/00408/FULL	Mrs Laura Francis
20/00408/FULL	Mr Allan Mitchell
20/00408/FULL	Mrs A Robertson
20/00408/FULL	Mrs Gail Robertson
20/00408/FULL	Mrs Elizabeth Harvey
20/00408/FULL	Miss Tracey Livingstone
20/00408/FULL	Mr John G Welsh
20/00408/FULL	Mr Gregor Leslie
20/00408/FULL	Mrs Caroline Dow
20/00408/FULL	Mr John Welsh
20/00408/FULL	Miss Tracey Stewart
20/00408/FULL	Mrs Ann Robertson
20/00408/FULL	Mr Michael Mitchell
20/00408/FULL	Mr Robert Black
20/00408/FULL	Hamish Brown
20/00408/FULL	Mr Derek Tyson
20/00408/FULL	Mr David Hughes
20/00408/FULL	Mr William Salvona
20/00408/FULL	Mr Kenneth Barclay
20/00408/FULL	Margaret Marshall
20/00408/FULL	Miss Brenda Smith
20/00408/FULL	Mr Stewart Robertson
20/00408/FULL	Mr Derek Bellingham
20/00408/FULL	Mrs Gail McMahon
20/00408/FULL	Miss Neve Mitchell

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Laura Francis

Address: 18 Rowanbank Gardens Broughty Ferry Dundee DD5 2JW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this would be a great asset for the community

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Allan Mitchell

Address: Muirloch Farmhouse Lower Flat Fowlis by Liff Dundee DD25NQ

Comment Details

Commenter Type: Government Agency or Consultee

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel these new amenities will be a welcome addition to the community.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs A Robertson

Address: 17 Piperdam Drive Fowlis Dundee DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We feel that this proposal offers locals and holidaymakers an informal alternative to dining in the local area. With the addition of the farm shop selling local, fresh produce we also consider this will enhance the area, bringing in valuable employment at this uncertain economic time.

Comments for Planning Application 20/00408/FULL

Application Summary

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Gail Robertson

Address: 16 Menzieshill Road Dundee DD2 1PW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Sounds great, and much needed in this area

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Elizabeth Harvey

Address: 10 Ralston Road Broughty Ferry Dundee DD5 1NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am very much in favour of this proposal - in these difficult financial times it is wonderful to see that there are people who are willing to develop sites giving crucial jobs both to the construction industry and the retail sector going forward.

Piperdam brings many people to the area from far afield and it would be excellent to have a showcase for local Angus produce. This in turn would bring much needed income to Angus.

Angus has few excellent restaurants. I personally frequent places in Fife and Perthshire with a similar theme to this proposal (a high class restaurant and farm shop selling quality local produce) and I feel Angus needs to provide some competition for this market otherwise producers in this area will miss out.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Tracey Livingstone

Address: 7 Boswall Parkway Edinburgh EH5 2BH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr John G Welsh

Address: 5 Burrelton Gardens Dundee DD39QT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this proposal of the steak barn and farm shop this would be a great addition to the area. This development will financially support local businesses and final development will bring many new jobs to the area.

This development would be an asset to Angus which is one of the most desirable tourist areas in Scotland.

The Office of National Statistics recently recorded Dundee is in the top five worst regions for jobless households in the UK.

I would also hope there is a chance of some of the recently made redundant employees from Piperdam/Landal could be reemployed at the development.

I also support the biomass. Biomass is today regarded to be a renewable energy source, and definitely more environmentally friendly than the burning of and production of fossil fuels coal, gas, and oil.

It is estimated that the demand for biomass will at least double in the upcoming decades, with scenarios up to 2050. According to the World Energy Council's report World Energy Resources - Bioenergy | 2016, bioenergy currently accounts for one-tenth of global energy supply, with biofuels being a sustainable option in the replacement of oil dependency. Moreover, with growing concerns for environmental well-being even in terms of biomass production, bioenergy is framed by sustainability standards such as ISO, only to mention one of many. The World Energy Council states that the use of waste and residues as raw material to produce bioenergy is most optimal.

Comments for Planning Application 20/00408/FULL

Application Summary

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Gregor Leslie

Address: Morris Leslie Auctions Errol Perth PH27TB

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this is a great project to boost much needed jobs and increase spending in the Angus and Tayside area

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Caroline Dow

Address: 42 Nesbitt Street DUNDEE DD4 7HW

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

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Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr John Welsh

Address: 45 honeygreen road dunde Dundee Dd48bg

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great chance for piper dam to become even more popular and bring even more revenue to Dundee would be crazy to block this

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Tracey Stewart

Address: 72 Rowan Avenue Northmuir Kirriemuir DD8 4TD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be a huge benefit to the local community and to day trippers like my family who visit often up to Piperdam for the golf and the amenities. Also a massive bonus would be more jobs for local folk

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs ann robertson

Address: Montana Motor Homes Ltd, Woodbury, Longforgan Dundee DD2 5HU

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be a fabulous asset to not only the local community but for tourists as well showcasing local produce etc.

in the current climate surely anyone willing to invest in the future should be encouraged.

if the standard is anything like the level piperdam was under these people it would be shameful not to support this brave investment.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Michael Mitchell

Address: Maulesbank 55 queen street Carnoustie DD7 7BA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In this difficult economic environment it is great to see ambitious developments such as this coming forward. Angus needs every investment it can get and I strongly hope this is allowed to progress and provide some positive economic and employment news.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Robert Black

Address: 16 Osprey Rise Dundee DD2 5GF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have no objection to this development.

The nearest shop is over 3 miles from Piperdam which means visitors to the lodges have to commute into town for groceries - increasing traffic to the area.

The dwelling house will be for management to supervise overnight. This does not mean that the development will not be employing local people, quite the opposite.

The plans clearly set out and show that this will be a steak house restaurant, café and farm shop and not an event location as Landal are indicating.

I would welcome this development which is similar to Balgove. The Balgove farm shop, café and steak house is very popular.

It is important that people have a choice of restaurants both for residents and visitors and there are very few in this area. At this time, when country establishments and pubs are closing down we should applaud everyone who is willing to invest in our community.

I don't believe the entrance is that close to the bend.

I believe that when this development goes ahead it will give both residents and visitors the opportunity to use both the existing restaurants and facilities at Piperdam and the new development.

Comments for Planning Application 20/00408/FULL

Application Summary

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Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Hamish Brown

Address: Muircroft Fowlis Dundee DD2 5NP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Derek Tyson

Address: 11 south st Dundee DD1 1NU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this will be well used by the public and will generate much needed employment

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr DAVID HUGHES

Address: 48 LETHEN VIEW TULLIBODY FK10 2GE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Visit this area frequently to visit family and also for short breaks throughout the year. I would welcome these new plans as there is not a choice in the vicinity at the moment.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr William Salvona

Address: Old dairy Post box road Birkhill dundee Dd2 5px

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Will be a great thing for the area

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Kenneth Barclay

Address: Eskview Miltonbank Forfar DD8 3SF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Margatet Marshall

Address: 30 Glenclova Terrace Dundee DD3 8 DR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looking forward to new home grown produce in a nearby farm shop and restaurants. Great for tourists, visitors and surrounding communities. Great competition for other businesses. Just what Scotland needs. !!!!!

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Brenda Smith

Address: 125d Perth Road Dundee DD1 4JD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Having looked at and studied the plans I give this development my wholehearted support. What a fantastic asset this will be to the Dundee, Angus and surrounding areas with the biggest benefactor being Piperdam Golf and Leisure Resort itself. What an amazing facility to be poised right on the doorstep of what is already established holiday destination.

Having a choice is what this is all about and competition is healthy in any field. This looks amazing and the developers have shown in my opinion great vision and faith in this unprecedented time we are living in. Employment opportunities, local food and beverages not forgetting local goods on offer. It is a win win for me, and I give this my full support.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Stewart Robertson

Address: 27 Blacklaw Drive Birkhill Dundee DD2 5RJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Derek Bellingham

Address: 6 Westgreen Wynd liff Dundee Dd25rq

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Gail McMahon

Address: Ashbank Auchterhouse Dundee DD3 0QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fantastic, brilliant for local jobs and well needed in the area!

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Neve Mitchell

Address: 2 Post Box Road Birkhill Dundee Dd2 5px

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

SUPPORTERS BATCH 7

20/00408/FULL	Miss Sian Doogan
20/00408/FULL	Mr John McMahan
20/00408/FULL	Mrs Lesley McGillivray
20/00408/FULL	Gary Shaw
20/00408/FULL	Mrs Ruth Bellingham
20/00408/FULL	Miss Amy McMahan
20/00408/FULL	Miss Megan Lees
20/00408/FULL	Ms Eloise Kay
20/00408/FULL	Dr Kim Dale
20/00408/FULL	Ms Jacqueline Lamont
20/00408/FULL	Mr William (WITHDRAWN) Booth
20/00408/FULL	Mr Don Shearer
20/00408/FULL	Adam Ritchie
20/00408/FULL	Mr David Haverman
20/00408/FULL	Mr Craig Petrie
20/00408/FULL	Mr David Walker
20/00408/FULL	Mr James Boyle
20/00408/FULL	Brian Kaye
20/00408/FULL	Mr Glen Barclay
20/00408/FULL	Mr Bruce Sim
20/00408/FULL	Mr Steve Robertson
20/00408/FULL	Mr Alan Wales
20/00408/FULL	Mr Nicholas McGill
20/00408/FULL	Mr Andrew MacGregor
20/00408/FULL	Mr Chris Hall

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Sian Doogan

Address: 30a Springhill Dundee DD4 6HP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I intend to support this plan whereby local opportunities for employment will increase benefiting Angus and the community alongside the economic benefits for Angus.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr John McMahon

Address: Ashgrove Auchterhouse Dundee DD3 0QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this would be a great asset to the area

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Lesley McGillivray

Address: The Steading East Mains Auchterhouse Dd30qn

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This area would benefit from more options for tourism. Also gives local community more options to visit, brings jobs for local people and revenue.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Gary Shaw

Address: 27 Morar Place Broughty Ferry Dundee DD5 3HL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Ruth Bellingham

Address: 6 Westgreen Wynd Liff DUNDEE DD2 5RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: About time we had a new restaurant and shop in the area

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Amy McMahon

Address: Ashbank Aucherhouse Dundee DD3 0QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Megan Lees

Address: 142 coupair angus road Dundee DD2 5PG

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Eloise Kay

Address: 163 Princes Street Dundee DD4 6DG

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to acknowledge full support for this new facility to be built at Piperdam an amazing vision for the area. A beautiful new restaurant and outdoor dining experience giving a choice to residents, visitors and tourists. A farm shop to promote the local produce supporting the area's fruit and farming business.

Creating jobs and investing in the area at a very difficult time can only be a positive thing.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Dr Kim Dale

Address: 37 the logan Liff Dd25pj

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As long as local residents are fully consulted and listened to

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Ms Jacqueline Lamont

Address: 9 Thorngrove Crescent Aberdeen AB157FH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be a welcome addition to the local area providing additional choice for self catering visitors close by, an amenity for the local community and employment opportunities.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr William Booth

Address: Unit 4 Orchardbank Ind Est Forfar DD8 1WJ

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support Mr & Mrs Mulhollands proposed plans for an exciting development to the Angus and surrounding area. The people travelling to this new venture will also bring benefits to other vendors in the around and about. It will also be nice not having to travel outwith Angus to attend something of this ilk and I for one welcome this and would support this 110%

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Don Shearer

Address: 16 Kilspindie Crescent Dundee DD2 3WU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Brilliant idea and it's a perfect location.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Adam Ritchie

Address: 7 Craigs Drive Dumfries DG1 4LS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a regular traveller and visitor to the area I know Piperdam well and strongly believe that the provision of an alternative restaurant facility to the main complex and a shop window for farm produce will certainly enhance the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr David Haverman

Address: 22 Hillpark Terrace Wormit DD68PN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Strongly support job creation in the restaurant/retail sector.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Craig Petrie

Address: 8 Balmore street 3/R Dundee DD4 6SY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think it would be fantastic for the region

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr DAVID Walker

Address: blk 22 kilspindie road Dundee DD2 3JP

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Yes, sounds like a great idea to me. A positive addition to the area.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr James Boyle

Address: Pinewoods 14 Piperdam Drive Fowlis DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Its brave of the developers investing in this project, considering the uncertainty and downturn in the economic climate that lies ahead of us all.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Brian Kaye

Address: Redmyre Farmhouse Invergowrie Dundee DD2 5LH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Glen Barclay

Address: Slade Road 11 KIRRIEMUIR DD8 5HN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Hauliers that shift our timber would appreciate the space to stop and have a break during their allotted time to pause from driving.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Bruce Sim

Address: Muirloch Farm Fowlis Dundee DD2 5NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am looking forward to the prospect of being able to get the chance to go to some place different to eat. It is always good to have a choice to where you want to go and eat and shop

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Steve Robertson

Address: 5 Nethergray Entry Dundee DD2 5GY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Alan Wales

Address: 12 Hutchinson Place Glasgow G728xx

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Nicholas McGill

Address: 97B Fort Street Broughty Ferry Dundee DD5 1DY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application for a restaurant and shop at this location for the following reasons:

1. It will add to the tourist attractions in the area, rather than detract from them. My family and I regularly travel to St Andrews and Pitlochry to similar destinations as I am sure many people do. This new development will be a similar draw to Angus bringing in visitors from Dundee, Perth, and further afield and will encourage visitors who may normally pass through to the Perthshire hills for example to stop.
2. This development will provide badly needed employment opportunities, particularly for young people, at a time when such opportunities are scarce.
3. The shop element will stock local Angus produce, providing local niche producers with a high profile accessible outlet. This will encourage surrounding residents to "shop local" rather than at the large retail chains.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Andrew MacGregor

Address: 18 Piperdam Drive Piperdam DD25LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a resident of Piperdam I would support this application. I have looked at the proposed plans and think the development would provide real benefit to both Piperdam and the wider Angus area. From the proposal it is clear the developers are focused on creating something different to what is currently on offer at Piperdam and a Farm Shop/Restaurant supplying local produce really does appeal to us as a family. The development would also bring much needed jobs to the area and help support local businesses supplying both the build of the development and the supply of goods for sale. I have seen objections about the roads, whilst this is not something I believe the developers are responsible for I believe this development would actually help traffic management in the area (we have a real problem with speeding cars in front of our house) I have also seen comments with regards to the water supply, again something I do not think the developer has any control over ? To deny planning on either of these issues would in my mind be unfair. In summary the development brings an economic benefit and choice for the local residents. I applaud anyone who is willing to invest in the current climate and hope Angus council can support this ambitious development.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr chris hall

Address: morningside drive Edinburgh eh10 5nn

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:as a regular visitor to the area as well as st Andrews and kinross I know both the balgove larder and loch leven larder well. I think this proposal would be a great addition to the area and a significant local employer.

20/00408/FULL	Mr Howard Gillon
20/00408/FULL	Alexander Farquhar
20/00408/FULL	Mr Robert Mcconnell
20/00408/FULL	Miss Fiona Melville
20/00408/FULL	Mr Ronnie Laing
20/00408/FULL	Miss Nicola Buik
20/00408/FULL	Miss Debbie Donaldson
20/00408/FULL	Mr Colin Jackson
20/00408/FULL	Mr Paul Welsh
20/00408/FULL	Mr Brian Deans
20/00408/FULL	John Brown
20/00408/FULL	Mr Jack Ross
20/00408/FULL	Graham Bradley
20/00408/FULL	Mr Innes Smith
20/00408/FULL	Mrs Moira Donaldson
20/00408/FULL	Mr Stewart Arbuckle
20/00408/FULL	Mr Grant Henderson
20/00408/FULL	Mrs Jacqueline McCallum

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Howard Gillon

Address: Linnie House Kirriemuir Angus DD8 5 LG

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Alexander Farquhar

Address: CARRIESWOOD 24 PIPERDAM DRIVE DUNDEE DD2 5LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: After spending 30 minutes writing a comment...it appears I was 'timed out'

So to summarise

I support the application.

1. We need capital investment projects
2. It will create employment, which will soon be sorely needed
3. It will increase competition which hopefully will drive up quality and service at the existing development
4. A shop, providing prices are sensible, is sorely needed
5. It will reduce the need to drive to Muirhead, thus saving time, fuel, money and pollution

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

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Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Robert Mcconnell

Address: Sawmill Cottage Burnturk Cupar Ky157tr

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As long it is as good as ye one in St. Andrews

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Fiona Melville

Address: 27 Morar Place Dundee DD5 3HL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This sounds absolutely brilliant and exactly what the area needs. It's unique, creates a wonderful opportunity to bring more people into Dundee and creates jobs. I fully support these plans and can't wait to visit once it has been built!

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Ronnie Laing

Address: 14 Burnside Road Invergowrie Dundee DD2 5JL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Nicola Buik

Address: 5 Burrelton Gardens Dundee Dd3 9qt

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: During this current climate this would be an asset in helping boost the economy not only by introducing more employment but also supporting current small businesses with local produce. The location of this will also bring more variety and convenience of those not only local in this rural area but the commuters.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Miss Debbie Donaldson

Address: 12k candle lane Dundee Dd1 3en

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Think this will be a great asset to the community and surrounding areas.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Colin Jackson

Address: 10 Mariner street Carnoustie DD76BB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in total support of this application.

Tourism in Angus has taken a big hit locally due to Covid 19. This application has got to give a boost to the sector especially with a cafe / shop and more importantly a restaurant in this tourist area.

Even for residents in Angus and the surrounding areas having a restaurant of this potential quality to visit for occasional dinners and family occasions.

I, for one, would use this facility.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Paul Welsh

Address: 20 tircarra gardens Dundee DD5 2qf

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Sounds like an amazing place to offer a choice of quality food and delicatessen In the area. Will bring employment to the area in times of uncertainty. The nearest similar place is 45 miles away. I see no logical reason to oppose this so would firmly Support this venture. The plans look amazing.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Brian Deans

Address: 6 Bughties Road Dundee Dd52lw

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Really Looking forward to this project. Knowing there track record, I am a Frequent visitor to the Forrest lodges! this looks amazing and see no reason to oppose this.

With the economy in so much uncertainty, I believe anyone looking to invest in the area and bring jobs to locals. Should be supported 100%

Best of luck!

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: John Brown

Address: Northfield The Avenue Auchterhouse, Dundee DD3 OTS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Would be good for local area to have a choice of restaurant and also a farm shop selling local produce.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Jack Ross

Address: 58 maryknowe Gauldry Fife DD68SL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Graham Bradley

Address: 34 Strips Of Craigie Road Dundee DD4 7QG

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Innes Smith

Address: 41 Gagiebank Wellbank Dundee DD5 3PT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This development will bring employment opportunities and much needed additional revenue to local economy with major benefits for local supply chains, existing local business ventures and Scottish tourism.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Moira Donaldson

Address: 3 Nevill Street Fairmuir Dundee DD3 8PX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: At this very difficult time when businesses are closing surely it is good to support a new application. This venture will bring employment opportunities and also gives a choice of places to go in the area. Surely a good thing.

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Stewart Arbuckle

Address: 1 Lundie Castle Farm Cottage Dundee DD25NT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application and think if executed well would be a great addition to the local area

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mr Grant HENDERSON

Address: Mains of Fullarton Blairgowrie Ph128sn

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00408/FULL

Application Summary

Application Number: 20/00408/FULL

Address: Land North Of Piperdam Drive Piperdam Drive Piperdam Fowlis Dundee DD2 5LY

Proposal: Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works

Case Officer: James Wright

Customer Details

Name: Mrs Jacqueline McCallum

Address: 3 Pitempton Farm Dundee Dd3 0pf

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Amazing opportunity to bring a venue such as this to the outskirts of Dundee. Having visited Balgove on many occasions I feel this would benefit the people of Dundee and beyond. The custom as well as the job opportunities will only be beneficial to the local economy and in particular during the strange time's we find ourselves in currently.

DEVELOPMENT MANAGEMENT REVIEW COMMITTEE

APPLICATION FOR REVIEW

LAND NORTH OF PIPERDAM DRIVE, PIPERDAM, FOWLIS

APPLICATION NO 20/00408/FULL

APPLICANT'S SUBMISSION

Page No

- | | |
|---------------|--|
| ITEM 1 | Notice of Review (including amendment to page 2) |
| ITEM 2 | Appeal Statement |



Angus House Orchardbank Business Park Forfar DD8 1AN Tel: 01307 473360 Fax: 01307 461 895 Email: plnprocessing@angus.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 100269526-005

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.

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

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Title"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Ian"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Hiddleston"/>	Building Number:	<input type="text" value="1"/>
Telephone Number: *	<input type="text" value="01382224427"/>	Address 1 (Street): *	<input type="text" value="1"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Laurel"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Dundee"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="DD3 6JA"/>
Email Address: *	<input type="text" value="ianhiddlestonarchitect@gmail.com"/>		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="19"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Piperdam"/>
Company/Organisation	<input type="text" value="St Andrews Forest Lodges Ltd."/>	Address 2:	<input type="text" value="Road"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Dundee"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="DD2 5GA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="ianhiddlestonarchitect@gmail.com"/>		

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="735245"/>	Easting	<input type="text" value="330592"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

20/00408/FULL Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works Land North Of Piperdam Drive Piperdam Fowlis

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See 'Supporting Documents'

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

ERECTION OF FARM SHOP, RESTAURANT, CAFE BUILDING, DWELLINGHOUSE FOR STAFF ACCOMMODATION, BIOASS HEATING PLANT AND ASSOCIATED WORKS AT LAND NORTH OF PIPERDAM DRIVE, PIPERDAM LOCAL REVIEW BOARD STATEMENT

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/00408/FULL

What date was the application submitted to the planning authority? *

22/06/2020

What date was the decision issued by the planning authority? *

29/12/2020

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Ian Hiddleston

Declaration Date: 28/02/2021

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text"/>	Building Number: <input type="text" value="19"/>
Last Name: *	<input type="text"/>	Address 1 (Street): * <input type="text" value="Piperdam"/>
Company/Organisation	<input type="text" value="FOREST ENERGY SCOTLAND LTD"/>	Address 2: <input type="text" value="Road"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Dundee"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="DD2 5GA"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="ianhiddlestonarchitect@gmail.com"/>	

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing	<input type="text" value="735245"/>	Easting	<input type="text" value="330592"/>
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**ERECTION OF FARM SHOP, RESTAURANT, CAFE BUILDING, DWELLINGHOUSE FOR
STAFF ACCOMMODATION, BIOASS HEATING PLANT AND ASSOCIATED WORKS AT
LAND NORTH OF PIPERDAM DRIVE, PIPERDAM**

LOCAL REVIEW BOARD STATEMENT



Town and Country Planning (Scotland) Act 1997 as amended
Planning Application Ref: 20/00408/FULL
Appellant: Forest Energy Scotland Ltd
Date: 25 February 2021

Contents

1.0 Executive Summary

2.0 Introduction

3.0 Application Site and Context

4.0 Proposed Development

5.0 Development Plan

6.0 Evaluation of Council's Assessment of Planning Application Ref: 20/00408/FULL

7.0 National Policy and Guidance

8.0 Conclusion

1.0 EXECUTIVE SUMMARY

The following executive summary outlines several key considerations and justification further detailed in the main body of the report for the pursuance of planning permission in relation to application reference 20/00408/FULL.

- In refusing application ref: 20/00408/FULL Council Officers failed to recognise the significant social, economic and environmental benefit that would be generated by the proposed development and in doing so failed to apply the requirements of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act, 1997 (as amended).
- Contrary to the views of Council Officers, the LRB Statement supporting this Notice of Review provides clear and irrefutable reasoning as to the many ways that the proposals do indeed satisfy the requirements of the Angus Local Development Plan.
- The location of the site and nature of the proposed development aligns with the requirements of Policy PD1 and the Piperdam Development Strategy.
- Environmentally, the appellant has demonstrated to the satisfaction of Forestry & Land Scotland that there are no protected species on site which allowed for approval of felling license ref: FPA-6462.
- Negotiations with Forestry & Land Scotland are underway regarding the mix of tree species to be restocked on the land surrounding the application site which will result in much improved biodiversity.
- The proposed development when considered in context with the restocking of the land surrounding the application site will not adversely impact on the character and setting of Piperdam.
- The proposed development will compliment and enhance the existing recreational and tourism offering at Piperdam through the creation of a farm shop, restaurant and cafe facility.
- The provision of a farm shop, restaurant and cafe does not compete with the existing visitor accommodation, fishing, golf or function suite offering in terms of job type or market sector.
- The existing offering at Piperdam in comparison to the proposed are entirely different forms of leisure, recreation and tourist attraction.
- The proposal will enhance the range of existing facilities in rural Angus consolidating Piperdam as a regional and national recreation and tourist destination.
- This development will further enhance Piperdam's status as a rural employment and economic development hub providing variety and opportunity for local people.

- The farm shop and restaurant/cafe business model is built upon the concept of provenance whereby the food prepared in the restaurant and cafe is sourced locally with the constituent ingredients available to buy in the farm shop.
- The UK's exit from the EU has impacted significantly on the local farming and fishing industries whereby access to European markets is constrained.
- The business model underpinning the proposed development seeks to ensure that the same local producers can access and develop their footing in the Scottish food and drink and recreation and tourism sectors while providing employment opportunities to local people living in Fowlis, Muirhead, Birkhill and surrounding area.
- The proposal will create 38 FTE jobs directly while indirectly creating local employment opportunities in food production, supply and freight/logistics.

2.0 INTRODUCTION

This notice of review has been submitted on behalf of Forest Energy Ltd and relates to a Planning Application for the erection of Farm Shop, Restaurant, Caf Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works at land North of Piperdam Drive, Piperdam.

Angus Council registered the application on 22 June 2020 under planning application reference: 20/00408/FULL. [20/00408/FULL | Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works | Land North Of Piperdam Drive Piperdam Fowlis Dundee DD2 5LY](#)

The planning application was validated on 15 July 2020 and determined by way of Delegated Powers on 29 December 2020. The Planning Decision Notice cites the following reasons for refusal of planning permission:

- 1. The proposal is contrary to policies PV2, PV6 and PV7 of the Angus Local Development Plan as it would result in loss of open space that is of landscape, amenity and biodiversity value, and as it would result in unacceptable landscape and visual impacts.*
- 2. The proposal is contrary to the development strategy for Piperdam and policy Pd1 of the Angus Local Development Plan as it has not been demonstrated that the development would maintain or enhance the recreational and tourism potential of the existing golf course or associated facilities at Piperdam, and because the proposal would have a detrimental impact on the areas setting and environment.*
- 3. The proposal is contrary to the development strategy for Piperdam and policy TC2 of the Angus Local Development Plan as additional housing development is not permitted within the Piperdam development boundary, and as the proposed house would not have a satisfactory residential environment.*
- 4. The proposal is contrary to policy TC19 of the Angus Local Development Plan as it proposes large-scale retail and commercial leisure development at an out of town location, is not supported by information required by that policy, does not demonstrate that a sequential approach has been followed to site selection, does not demonstrate that it tackles deficiencies in existing provision, and would have an unacceptable impact on the natural environment and surrounding amenity.*
- 5. The proposal is contrary to policies DS3 and TC16 of the Angus Local Development Plan as the scale and nature of the development is not in keeping with the character of the local landscape and pattern of development, and as it does not deliver a high design standard that contributes positively to the character and sense of place of the area.*
- 6. The proposal is contrary to policy PV5 of the Angus Local Development Plan as it has not been demonstrated that the proposals would not have an unacceptable adverse impact on protected species.*

7. The proposal is contrary to policy PV15 of the Angus Local Development Plan as it has not been demonstrated that the proposal would provide a suitable system for the sustainable management of surface water within the site.

8. The proposal is contrary to policy DS1 of the Angus Local Development Plan as the proposal is not of an appropriate scale and nature and is not in accordance with relevant policies of the local development plan.

In determining the planning application, the Planning Authority is required, under Section 25 of the Town and Country Planning (Scotland) Act, 1997 (as amended) (the "Act") to determine the application in accordance with the Development Plan unless material considerations indicate otherwise. The appellant disagrees with the Delegated Decision and respectfully requests that the Review is considered in light of the material considerations detailed within this statement which we believe to justify approval of the proposal having regard to the requirements of Section 25 of the Act.

It is respectfully requested that this Review is supported, and planning permission granted for the reasons provided in this statement.

3.0 APPLICATION SITE AND CONTEXT

The site is located to the east of Piperdam Drive and south of A923 and extends to 1.97ha in area as illustrated by Figure 1: Site Location Plan.

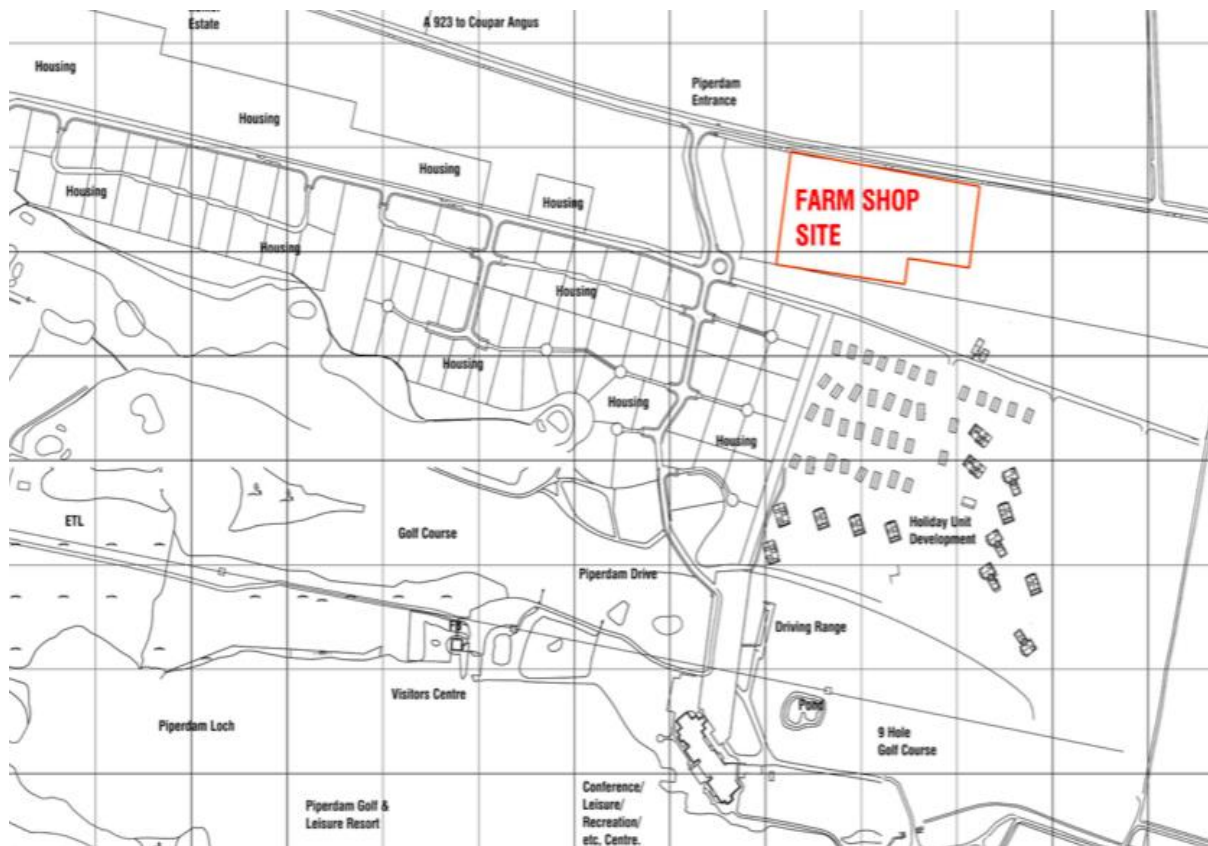


Figure 1: Site Location Plan

The application site is located within the northern sector of the Piperdam development boundary as defined by the adopted Angus Local Development Plan (ALDP) and illustrated by Figure 2. The ALDP clearly illustrates within its development boundary plans areas of land that are safeguarded for specific uses. In this instance the settlement plan for Piperdam does not identify the application site as an area of protected open space, prohibited from development or an area of significant biodiversity or conservation importance.

The site forms part of the Lundiemuir most recently used as a commercial forestry/woodland plantation and has been largely clear felled as approved by Forestry & Land Scotland as part of a felling permission FPA-6462 conditions attached replanting. Forestry & Land Scotland have however confirmed that they are agreeable to part of that restocking taking place at an alternative location enabling the redevelopment of the site. Some mature broadleaf trees along the northern boundary and roadside have been retained.

Further south from the site lies a wooded area which contains chalets with other buildings associated with the Piperdam Leisure Resort. To the south west, separated by a road is private housing. Land to the east of the site has been cleared of woodland as part of the same

felling permission. There are trees to the west of the site between it and the vehicular entrance to the Pipersdam Resort. The A923 public road bounds the site to the north with agricultural land beyond.

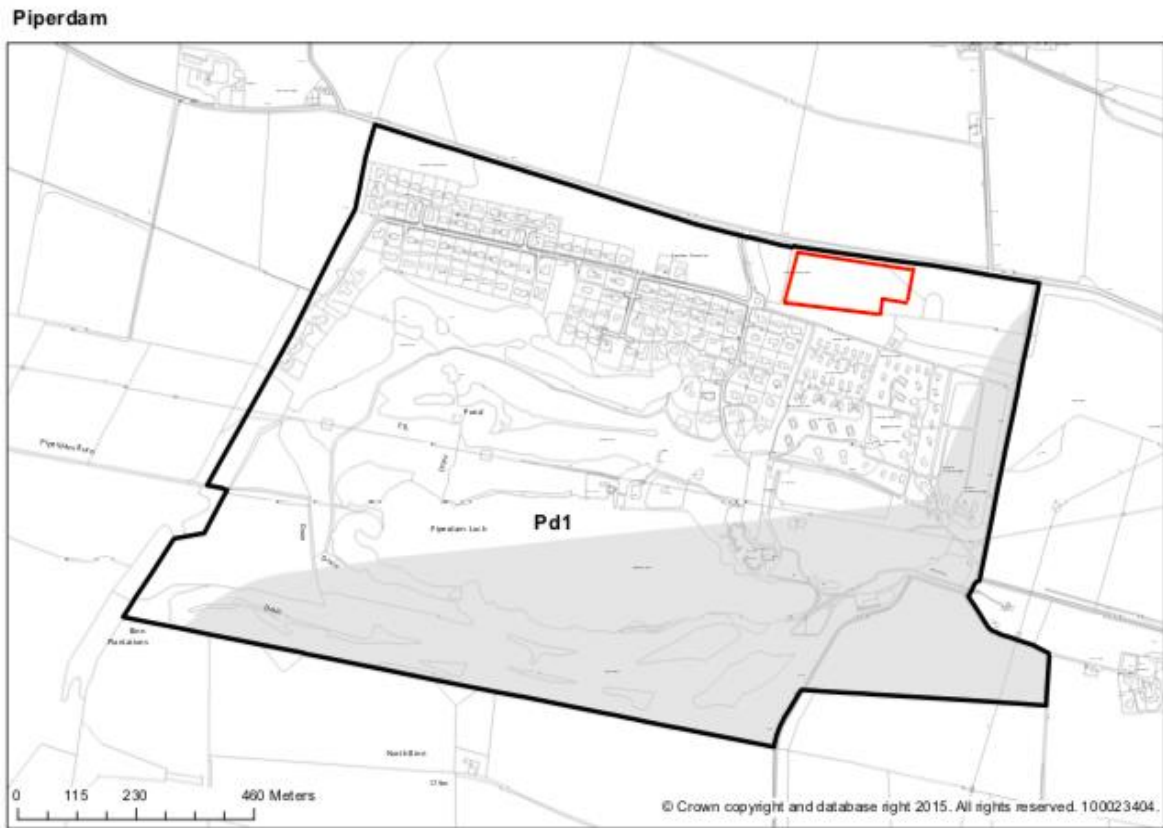


Figure 2: Context of Application Site in Relation to Pipersdam Development Boundary

4.0 PROPOSED DEVELOPMENT

Planning application ref: 20/00408/FULL sought planning permission for the erection of Farm Shop, Restaurant, Caf Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works at land North of Piperdam Drive, Piperdam.

Taking cognisance of the requirements of the Piperdam Settlement Statement within the adopted ALDP it proposes a development compliant with those requirements and in particular Pd1 which states:

“Proposals which extend the recreational and tourism potential of Piperdam, will be supported where they are compatible with the existing land uses/activities and are not detrimental to the area’s setting and environment.”

The proposed development seeks to compliment the existing recreational and tourism offering at Piperdam through the creation of a farm shop, restaurant and cafe facility. The purpose does not to compete with the existing visitor accommodation, fishing, golf or function suite offering but would rather enhance the range of existing facilities in rural Angus consolidating Piperdam as a regional and national recreation and tourist destination. Consequently, this development will further enhance Piperdam’s status as an employment and economic development hub.

The farm shop and restaurant/cafe business model is built upon the concept of provenance whereby the food prepared in the restaurant and cafe is sourced locally with the constituent ingredients available to buy in the farm shop. The UK’s exit from the EU has impacted significantly on the local farming and fishing industries whereby access to European markets is constrained. The business model underpinning the proposed development seeks to ensure that the same local producers can access and develop their footing in the Scottish food and drink and recreation and tourism sectors while providing employment opportunities to local people living in Fowlis, Muirhead, Birkhill and the surrounding area.

As well as complying with the development strategy for Piperdam it also recognised that the settlement itself is characterised by its high-quality environment. In order to deliver a development that consolidates the recreation and tourist offering at Piperdam as a regional and national destination the design and layout of the proposal must also be of a quality that does not impact visually or environmentally. In this regard the footprint of development has been restricted to 1.97ha with the remaining 4ha in our client’s ownership to be restocked in compliance with the approved felling application.

Taking account of the restocking programme proposed the scale, massing positioning, form and finish of the proposed buildings has been purposefully designed to minimise visual intrusion while creating a sense of cohesion between the built form and natural environment. This is clearly evidenced by the site layout plan shown in Figure 3 and the detailed design of the proposed buildings illustrated by the plans accompanying application ref: 20/0408/FULL.

As demonstrated by Figure 3, a new vehicular entrance would be formed on the north eastern side of the site which involves alterations to the A923. A roundabout, bus turning area and bus stop would be formed within the site. A parking area would be formed in the southern sector

of the site and screened from view by the proposed farm shop and restaurant/cafe building. Electric vehicle charging and cycle storage can also be accommodated on site.

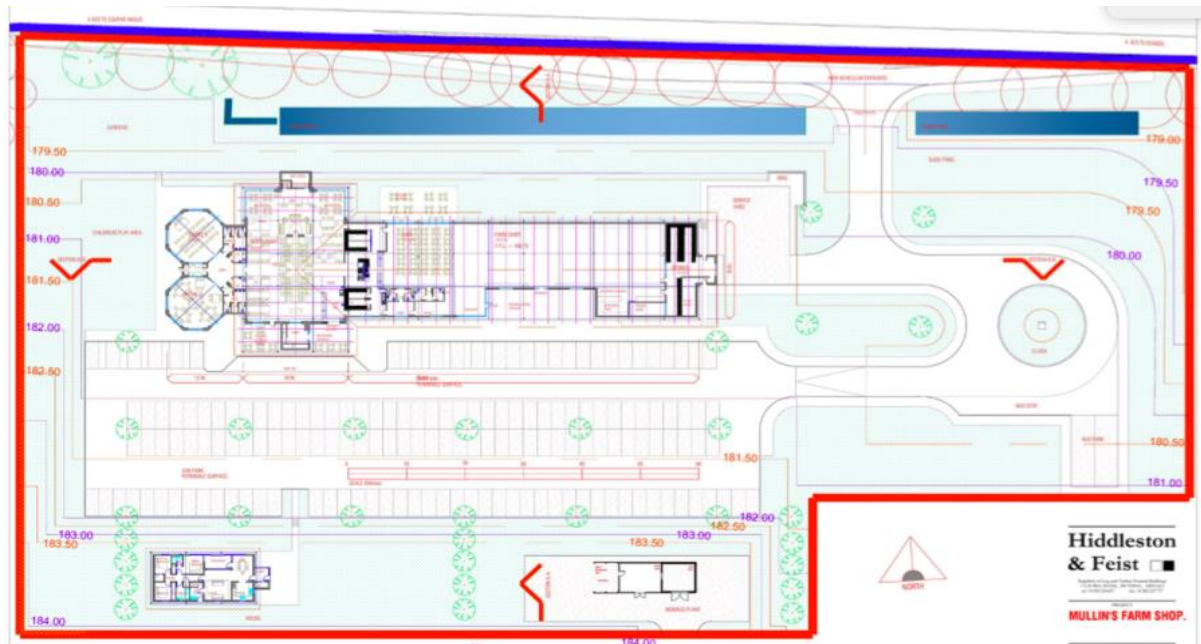


Figure 3: Site Layout Plan

The farm shop/restaurant building has a footprint of 1700sqm and would contain a farm shop (500sqm in area), caf and restaurant (1200sqm in area). The building would be 6.4metres in height and 93m in length and finished in natural stone, timber cladding with an aluminium standing seem roof. Areas of outdoor seating are also proposed as well as a children's play area to the west of the site.

As part of the proposed development provision has been made for managers house. This is specifically due to the remote location of the site and the need for an on-site presence to manage deliveries/servicing. Our client is agreeable to the occupancy of the proposed managers house being restricted by planning condition or s75 Legal Agreement. The proposed managers house is of a single storey design with a mono pitched roof. The house has 3 bedrooms. External materials on the building would include composite roof panels and timber cladding.

Recognising the Scottish Government and Angus Council's ambition to achieve carbon zero status by 2045 we have incorporated a small-scale district heating plant (biomass boiler) into the proposed development. This will provide sufficient heat for the managers house, farm shop and restaurant/cafe. The biomass boiler building has a footprint of 180sqm. To minimise visual intrusion the biomass building has been located to the south of the site and has a mono pitch roof design.

The proposed development will connect to the public drainage network and water supply. Figure 3 demonstrates that provision has been made for the sustainable management of surface water (SuDS) with SuDS ponds proposed along the northern boundary of the site.

5.0 EVALUATION OF COUNCIL'S ASSESSMENT OF PLANNING APPLICATION REF: 20/408/FULL

In assessing planning application ref: 20/408/FULL the Planning Case Officer has refused planning permission for the following reasons which are evaluated, taking into account the Report on Handling, and commenting upon each in turn.

Reason for Refusal 1.

The proposal is contrary to policies PV2, PV6 and PV7 of the Angus Local Development Plan as it would result in loss of open space that is of landscape, amenity and biodiversity value, and as it would result in unacceptable landscape and visual impacts.

The Report of Handling states:

"The proposal involves development on an area of felled woodland that forms open space associated with Piperdam. The open space provides a landscape buffer between the A923 public road and the Piperdam development; built development sits to the south of the open space area and is reasonably discrete when viewed from the public road and the wider area. The woodland is shown as being of long-established of plantation origin within NatureScot's Ancient Woodland Inventory. The inventory lists woodlands important for their antiquity and that woodland value remains in the soils when trees have been felled. In this case there are replanting conditions attached to a felling permission issued by Scottish Forestry and the area has protection from development by virtue of ALDP policy. The open space area is of landscape and amenity value given the contribution it makes to the setting of Piperdam, and it is of biodiversity value. A commercial development of the scale and nature proposed at a prominent roadside location would not be consistent with the pattern of development in the area. Expanding built development at Piperdam into an open space area adjacent to the roadside would not be consistent with the policy aim of safeguarding the areas setting and environment and would considerably increase landscape impact. The proposal is not compatible with policies PV2, PV6, PV7 or allocation Pd1 of the ALDP".

The Report is erroneous in referring to the application site forming an area of open space and a buffer between the A923 and the Piperdam Development. Rather, and as correctly stated in Section 2.0 of this statement and by Figure 2, the application site is located within the Piperdam development boundary which in terms of Pd1 of the ALDP is not designated as protected open space.

The Report incorrectly labels the site Ancient Woodland when in fact the site is part of that defined by NatureScot as a long-established woodland of plantation origin. In the event this is however irrelevant in that this commercial plantation has been harvested by way of felling licence (FPA-6462) from Forestry & Land Scotland who have confirmed that they are agreeable to part of the subsequent restocking taking place at an alternative location enabling the redevelopment of the site.

In terms of visual impact of the proposed development, there remains a tree-lined buffer separating the application site from the housing to the south and west of the site. As such the

proposed development would be set against a wooded backdrop of mature trees. This in combination with the retention of some of the trees delineating the northern boundary of the site will ensure that the proposed development, comprising of single storey buildings, appears subservient to the wooded setting and discrete when viewed from the public road and surrounding area.

The notion created by the case officer that the proposed development is protected from development by policies within the ALDP is misleading. We have clearly demonstrated that the restocking programme proposed on land adjacent and surrounding the application site will ensure that the proposed development will not adversely impact on the character, setting or visual amenity of Piperdam or the surrounding area. Furthermore, the application of Policy PV7 is erroneous as it refers to proposals involving the loss of ancient woodland of semi-natural origin and proposals involving tree removal. It is established above that the site is of plantation origin. In this respect, the Case Officer is applying Policy PV7 retrospectively when in fact the policy applies to proposals involving the removal of trees.

In terms of Policy PV2 we have demonstrated that the proposal can be accommodated on the site without impacting on the overall visual or ecological value of the surrounding area and the due to its sensitive design will not affect its amenity or biodiversity value or its contribution to a green network, or compromise its setting. As such the proposal aligns with the requirements of Policy PV2.

Reason for Refusal 2.

The proposal is contrary to the development strategy for Piperdam and policy Pd1 of the Angus Local Development Plan as it has not been demonstrated that the development would maintain or enhance the recreational and tourism potential of the existing golf course or associated facilities at Piperdam, and because the proposal would have a detrimental impact on the areas setting and environment.

In fact, Policy Pd1 states:

“Proposals which extend the recreational and tourism potential of Piperdam, will be supported where they are compatible with the existing land uses/activities and are not detrimental to the area’s setting and environment.”

For the same reasoning detailed in our comments on 1 above the proposal clearly does not contravene Policy Pd1 in respect of impact on the environment or setting of Piperdam. However, of greater concern is the Council’s failure to recognise that the proposals neither conflict nor compete with the recreation and tourist offerings at Piperdam but rather enhances the offering as detailed within Section 3.0 of this statement and the statement submitted in support of planning application ref: 20/00408/FULL.

This failure to recognise that the existing facilities at Piperdam supports a transient recreation and tourist offering whereby visitors to the resort either use it as a base and spend their time and money elsewhere (Dundee, Perth & Kinross, Fife etc) or simply use the facilities and then leave with very limited benefit to the local economy.

The proposals clearly seek to compliment and enhance the recreation and tourist offering at Piperdam by creating employment opportunity but also a platform for economic diversification and development of market opportunities for local producers. In doing so the proposed development will consolidate Piperdam as a local, regional and national tourist and leisure/recreation destination.

The Report correctly states that economic competition is not a material planning consideration but then concludes that the proposal is contrary to Policy Pd1 on the basis that the applicant has not demonstrated that the proposed development will not compete with the existing offering at Piperdam. This contradiction confirms that the Council has either misunderstood the meaning of Policy Pd1 or does not understand what a material consideration is.

Reason for Refusal 3.

The proposal is contrary to the development strategy for Piperdam and policy TC2 of the Angus Local Development Plan as additional housing development is not permitted within the Piperdam development boundary, and as the proposed house would not have a satisfactory residential environment.

It is acknowledged that the Development Strategy for Piperdam states that additional residential development will not be supported. However, given the scale of residential development proposed, its relationship to the farm shop and restaurant/cafe by virtue of the fact that it is for management accommodation and that its occupancy could be restricted by s75 or planning condition one would have expected that the Case Officer would have exercised some form of assessment of the material considerations detailed throughout application ref: 20/00408/FULL rather than blindly following policy which in many respects is out of date given the age of the Local Development Plan.

Nevertheless, should Members be minded to support the farm shop and restaurant / cafe development the appellant is agreeable to the manager's house being omitted from the approval of planning permission as allowed for by Section 43A(15) of the Town and Country Planning(Scotland) Act 1997 as amended by the Planning Etc(Scotland) Act 2006.

Reason for Refusal 4.

The proposal is contrary to policy TC19 of the Angus Local Development Plan as it proposes large-scale retail and commercial leisure development at an out of town location, is not supported by information required by that policy, does not demonstrate that a sequential approach has been followed to site selection, does not demonstrate that it tackles deficiencies in existing provision, and would have an unacceptable impact on the natural environment and surrounding amenity.

The Report misinterprets-the qualifying criteria of Policy TC19. The retail element of the proposed development is no greater than 500sqm in floor area and as such should have been assessed against Policy TC20 with the restaurant/cafe facility being part of an overall tourist/recreation facility and assessed against the criteria of Policy TC16.

The Case Officer's failure to apply reason and justification in the assessment of the proposed development is clearly illustrated in the assessment of the proposal against Policy TC19. The Report states:

The applicant has indicated that the proposal involves a farm shop that would sell local produce and provide a convenient retail facility for those within the Piperdam development. However, the development is remote from any existing farm complex, the planning system does not provide a ready means to effectively restrict the sale of goods to local produce, and the proposal does not provide any convenient pedestrian routes between the site and the existing Piperdam development. This is a retail and commercial leisure development and it exceeds 1000sqm in area; it is not a local convenience shop as defined by the ALDP because of its size. Planning policy seeks to locate facilities of this nature and scale in a sequential manner with preference given to locating new development in the most sustainable locations where it will help sustain existing shops and services. The proposal is not accompanied by the information specified in Policy TC19 and does not demonstrate compliance with the specified criteria. The proposal is remote from any existing farm complex, and it is not directly related to maintaining or enhancing the golf course or associated facilities. There is no justification for a development of this nature and scale at this location.

The closest designated town centres to the application site are those situated in Dundee, Monifieth, Carnoustie, Kirriemuir, Arbroath or Forfar. While it is acknowledged that Scottish Planning Policy and the Local Development Plan seeks to adopt a town centre first approach to ensure town centres remain vibrant and key service centres for our settlements cognisance has to be taken of the lack of employment opportunity and diversity within Rural Angus and in particular Birkhill, Muirend and the surrounding area at a time of significant economic decline. Furthermore, the application site is located within the Piperdam settlement boundary.

The Report states that the application site is remote from a farm complex. The site is located in rural Angus where the landscape is a chessboard of uniform fields such is the intensity of the farming industry in the surrounding area. In this regard the Report of Handling seeks to mislead the reader.

The Report attempts to make an argument for net economic gain being a material consideration with the conclusion being that the proposed development neither compliments nor enhances the existing golf or leisure offering. What consideration has the Council given to net economic loss? By refusing planning permission and failing to facilitate investment in the proposed leisure and recreation development to sustain and grow the Angus tourist and recreation economy what will the long-term impact be? Can Piperdam Resort survive in isolation? This proposal is not seeking planning permission to rival the existing offering at Piperdam or within Dundee or Angus town centres but rather to enhance the overall offering and create employment opportunity as has been a key theme throughout planning application ref: 20/00408/FULL and this statement.

The Report stresses that the range of goods to be sold from the proposed farm shop cannot be restricted to local produce and that the retail facility will not fall within the Local Plan definition of convenience retailing. However, in accordance with Policy TC20, the retail element of

the proposed development will have a floor area no greater than 500sqm, will be located within a development boundary and will only sell food, drink and confectionary.

Policy TC16 states:

Proposals for new or improved tourism related facilities and tourist accommodation will be directed to sites within development boundaries. Such facilities will be supported in these locations where the development is of an appropriate scale and nature and is in keeping with the townscape and pattern of development.

As detailed throughout this statement, the proposed development seeks to enhance the existing tourist and recreation offering at Piperdam. While the facilities proposed do not include overnight accommodation it has been demonstrated that they are tourism related. Through compliance with Policy Pd1 as demonstrated earlier in this statement the proposed development is of a scale and nature that is in keeping with the character and setting of the application site.

Taking cognisance of the above reasoning the proposed development has been wrongfully assessed by the Council against Policy TC19. If properly assessed against the applicable policies (TC16 and TC20) it has been clearly demonstrated that the proposals are in alignment with the requirements of the Local Development Plan.

Reason for Refusal 5.

The proposal is contrary to policies DS3 and TC16 of the Angus Local Development Plan as the scale and nature of the development is not in keeping with the character of the local landscape and pattern of development, and as it does not deliver a high design standard that contributes positively to the character and sense of place of the area.

It has been clearly demonstrated that the proposed development satisfies the requirements of Policies PV2, PV6, PV7, PD1 and TC16. As such the proposed development by inference also satisfies Policy DS3.

Reason for Refusal 6.

The proposal is contrary to policy PV5 of the Angus Local Development Plan as it has not been demonstrated that the proposals would not have an unacceptable adverse impact on protected species.

The site has already been cleared of trees. Forestry & Land Scotland as competent authority discharged their statutory duty under The Conservation (Natural Habitats, &c.) Regulations 1994 in relation to the processing of Felling License FPA-6462.

This information has been provided to the Council in respect of planning application ref: 20/00408/FULL. As such it is unclear for what reasoning the proposed development has been deemed contrary to Policy PV5.

Had further information in relation to protected species been requested this would have been provided. However, we would contend that no further information is required given that the statutory duty in relation to protected species has already been discharged by Forestry and Land Scotland.

Reason for Refusal 7.

The proposal is contrary to policy PV15 of the Angus Local Development Plan as it has not been demonstrated that the proposal would provide a suitable system for the sustainable management of surface water within the site.

The appellant provided details of the proposed drainage arrangements for the development and was under the impression that as no further information had been requested from the Council that the proposal was in compliance with Policy PV15.

Indeed the very late interjection of the Flood Officer on 24th December, just three days before the Refusal Decision date and on the same date as the Report of Handling was completed by the Case Officer, is contrary to the tacit agreement of his senior officers in the Roads Service, within the mutually agreed Road Traffic Assessment, Dated 9th September 2020 and in particular the 3rd and 2nd last paragraphs of that agreement:

"The site is on a slope and drains naturally to a ditch running west along the main A923 road. There are existing ditches and grips within the site which carry runoff from the plantation to this ditch. Thus, the ditch will be receiving water from the development SuDS systems, which will incorporate permeable paving and stone filtration at the car parking areas as well as use of French drains where possible elsewhere in the site."

Clearly, the Flood Officer had not cross referenced within his own Department and had further information been required this would have been provided. Nevertheless, we are confident that the information outstanding is not insurmountable and is not a barrier to the approval of planning permission. As such we would suggest that these matters be addressed by planning condition.

Reason for Refusal 8

The proposal is contrary to policy DS1 of the Angus Local Development Plan as the proposal is not of an appropriate scale and nature and is not in accordance with relevant policies of the local development plan.

The application and the justification in this statement have demonstrated that the proposed development is of a scale, nature and location that is compatible with the surrounding built and natural environment. As such the proposal aligns in full with Angus Development Strategy and Policy DS1 of the adopted Local Development Plan.

7.0 NATIONAL POLICY & GUIDANCE

The national planning context is provided by the Scottish Government in both the National Planning Framework 3 (NPF3) and Interim Scottish Planning Policy (SPP) 2020.

NPF3 sets out the long-term strategy for Scotland and provides a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure.

The Interim Scottish Planning Policy (SPP) is a statement of Scottish Government policy on land use planning and contains, *inter alia*, concise subject planning policies, including the implications for development planning and development management. The SPP introduces a presumption in favour of development that contributes to sustainable development, and states that this will be a material consideration in the determination of planning applications.

The Scottish Government has identified that by applying NPF and SPP at the national, strategic and local levels this will help the planning system to deliver their vision and outcomes for Scotland, including:

- A successful, sustainable place;
- A low carbon place;
- A natural, resilient place;
- A connected place.

SPP sets out the principal policies on Sustainability and Placemaking and confirms that these policies are overarching and should be applied to all development. SPP also sets out, within a planning policy context how the above national vision should be delivered on the ground and the objectives achieved.

In addition to NPF3, SPP also sits alongside the following Scottish Government planning policy documents:

- Creating Places, the policy statement on architecture and place, which contains policies and guidance on the importance of architecture and design;
- Designing Streets, which is a policy statement putting street design at the centre of placemaking. It contains policies and guidance on the design of new or existing streets and their construction, adoption and maintenance.

With respect to promoting rural development, the SPP states in paragraph 75 that the planning system should *"promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces"* and *"encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality."*

The SPP advises that in the areas of intermediate accessibility and pressure for development *"plans should be tailored to local circumstances, seeking to provide a sustainable network of settlements and a range of policies that provide for additional housing requirements, economic development, and the varying proposals that may come forward, while taking account of the overarching objectives and other elements of the plan."* (Paragraph 78).

In addition to the above, paragraph 83 of the SPP refers to rural areas and highlights that decision making should generally *“include provision for small scale housing and other development which supports sustainable economic growth in a range of locations, taking account of environmental protection policies and addressing issues of location, access, siting, design and environmental impact.”*

The SPP seeks to balance development and economic growth in a sustainable manner that protects and enhances the environmental quality and landscape of an area. To deliver this, development proposals are encouraged to respond to the specific local character of the location and to fit sensitively and appropriately with the existing landscape and rural setting of the area.

We believe the proposed development is consistent with the aims and objectives of the Scottish Planning Policy as outlined above.

8.0 CONCLUSION

The purpose of this statement has been to demonstrate that the proposal aligns with the aspirations of the Scottish Planning Policy, National Planning Framework as well as the Development Plan and satisfies the specific requirements of the adopted Angus Local Development Plan.

Throughout the Covid-19 Pandemic the leisure, recreation and the food and drink sectors of the Angus and Tayside economy have experience unprecedented contraction. Rural communities have been impacted significantly through loss of essential services and facilities as businesses fail with the long-term affect compounded by job losses and increased social and economic deprivation.

Taking these matters into consideration it is respectfully requested that, having regard to the requirements of Section 25 and 37 of the Town and Country Planning (Scotland) Act, 1997, as amended, this appeal is supported, and planning permission granted.

APPENDIX 3

FURTHER LODGED REPRESENTATIONS

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

Application for Review – Refusal of Planning Permission for Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works at Land North of Piperdam Drive, Piperdam, Dundee – Forest Energy Scotland Ltd

Application No 20/00408/FULL - DMRC-2-21

Further Representations

I remain strongly opposed to this proposed development, for the reasons set out in my original objection to the above Planning Application. Having read the Notice of Review and accompanying Appeal Statement, I wish to add the following comments.

- 1) In the Notice of Review (Applicant Details) the Applicant is confirmed as **St Andrews Forest Lodges Ltd.**, however it was not the Applicant for the original Planning Application which was made by **Forest Energy (Scotland) Ltd.** In my view, the Notice/ Application for Review is therefore incompetent.
- 2) The Appeal Statement states: *“The proposed development will connect to the public drainage network and water supply. Figure 3 demonstrates that provision has been made for the sustainable management of surface water (SuDS) with SuDS ponds proposed along the northern boundary of the site.”*
 - (i) In my view, a full flood study should have been carried out for the proposed development by an Independent, Specialist Consulting Engineer and the report made available to the Council as part of the original Planning Application submission.
 - (ii) In my view, the connection of the development to the public drainage network requires a sewerage network, a sewage pumping station and a sewage pumping main which were not shown or included in the original Planning Application. The pumping main will be constructed outwith the development site boundary and likely cross private and public land to the discharge point in the existing public sewerage network somewhere in Piperdam. The Site Boundary shown for the development is therefore likely to be incorrect and affected landowners and neighbours may not have been properly notified of the full scope of the development. Some form of Environmental Impact Assessment should also have been prepared and submitted in support of the original Planning Application.
- 3) The Appeal Statement states: *“Nevertheless, should Members be minded to support the farm shop and restaurant / cafe development the appellant is agreeable to the manager’s house being omitted from the ap-approval of planning permission as allowed for by Section 43A(15) of the Town and Country Planning(Scotland) Act 1997 as amended by the Planning Etc(Scotland) Act 2006.”*
 - (i) In my view, the omission of the manager’s house from the Planning Application would represent a material change to the original Planning Application and cannot be accommodated through a Notice/ Application for Review.

- (ii) In my view, the Council should question the remaining purpose of the proposed Biomass Heating Plant, which would no longer serve the proposed manager's house if the latter were to be omitted.
- 4) The Appeal Statement states: *"In terms of visual impact of the proposed development, there remains a tree-lined buffer separating the application site from the housing to the south and west of the site. As such the proposed development would be set against a wooded backdrop of mature trees. This in combination with the retention of some of the trees delineating the northern boundary of the site will ensure that the proposed development, comprising of single storey buildings, appears subservient to the wooded setting and discrete when viewed from the public road and surrounding area."*

In my view, there is no effective screening left between the proposed development site and the residential housing to the south. The few trees that were not felled have been damaged by wind-blow and left in a hazardous and unsightly manner.

- 5) In my view, the Council should double check that all Neighbours and Landowners were properly notified by the Applicant, particularly in respect of land to the north of the proposed development site and all land required by the full visibility splay of the proposed entrance to the development from Coupar Angus Road.
- 6) In my view, a significant number of Red Squirrels were displaced by the deliberate felling of woodland to clear the proposed development site. These creatures appeared in numbers in my garden and adjacent woodland shortly after the felling.
- 7) In my view, the Council should carefully consider the actions of this Developer having tree felled the site before the due planning process commenced, and, if allowed to proceed, the bad precedent this would set for the Planning Process and protection of remaining habitat in the Angus Area.

John Drummie

11 Osprey Rise, Fowlis Easter, Dundee, DD25GF

Email: [REDACTED]

28 March 2021

Further comments – Adam Ritchie

Dear Sarah,

Thank you for advising me of this review.

I would just say that that I was very surprised to see the refusal.

I thought that a development which involved substantial investments in jobs and businesses which totally supported the local economy would have been welcomed especially when the Local Plan included the proposed site as land suitable for development.

Your refusal, in the terms published would appear not to have paid heed to this designation in the local plan.

I trust that this observation is of significance.

Kindest regards

Adam Ritchie

Further comments – Alison Hill

I would like to reiterate my strong objection to the above planning application.

This has already been fully considered by the planning committee and was rejected on several grounds.

These grounds still stand, therefore I would hope the appeal by the developer Forest Energy Scotland Ltd will also be rejected after due consideration.

I continue to object on the same grounds that were laid out in my original submission of which you should have a copy.

Briefly summarising:

There is no requirement for this development. The area is already well served with hospitality venues and farm shops.

There is unlikely to be significant economic benefit and may be detriment if the viability of current businesses is affected, particularly under the difficult circumstances with the pandemic.

The site is unsuitable, being both directly next to a residential area, and on a busy main road with no safe access.

The development has led to loss of woodland and wildlife, including some protected species. This is in direct contravention of regulations to protect such land.

Environmental concerns, particularly increased pressure on water supply and drainage. These have been a problem for many years, and although measures have been taken to address them and things have improved from at their worst, many residents will be able to confirm that there can still be problems at times and additional pressures are likely to worsen these again.

I would also like to emphasise that the vast majority of supportive comments came from sources who live well outwith the area, many in entirely different regions of Scotland.

The vast majority of local people who have an understanding of the issues and the likely effect of the development were against the proposal.

I would respectfully request that this is given due consideration.

Many thanks.

Kind regards,

Alison Hill

Dear Sir/Madam,

In response to Application for Review-Land North of Piperdam Drive, we are still of the same opinion that what is proposed would be a very welcome addition to the community . Hopefully we can look forward to some welcomed, new amenities for the area with the review being successful.

Yours sincerely

Allan & Lynne Mitchell

There are no actual works taking place that I can see, other than clearing the site, however these piles of hard core have just appeared over the past couple,of,days, which is a bit worrying that something is afoot!

Please note piles of hard core to left of photo and piles of possible Earth or rubble to the right!



Thanks, Allison Salmean

Further comments – Allison Salmean

Application No. 20/00408/FULL – DMRC – 2-21

Regarding the appeal against refusal for this planning application, I would like to make further objection to the planning application.

I fully support the initial decision of the Planning Officers, with regard to refusing the application due to a number of factors, which I initially commented on when putting in my objections.

1. The application is contrary to the local development plan.
2. There is no evidence from the developers for a need for this type of enterprise. It does not enhance the potential of recreation & tourism in the area but actually takes away from currently established businesses. We have the Piperdam facilities including a large restaurant, function suite etc, Birkhill Inn only 3 miles along the road and the Redhouse down in Coupar Angus, only 6 miles away. Although I am not against the possibility of a farm shop on site I would not want to see business taken away from Grewars farm shop only a few miles from Piperdam, which is well used by residents here. It has recently expanded and I would not want to see any detriment to that local business, especially after catering for us all so well during lockdown.
3. There is no evidence of any economic benefit to the area as most businesses are struggling to survive through the covid pandemic lockdown, and have put in place, at a cost to them, all the relevant measures to ensure safety of customers, therefore they deserve our custom the most to help work through these very difficult economic times now and in the very near future, once we open up again. I feel we need to support the businesses that have carried on throughout the past year, catering for the public as best they can, adapting to suit, rather than considering any new business at this very difficult time, especially when it is in direct competition with these businesses. Any additional jobs the developers are stating they will create will only be employees displaced from other businesses, having been made redundant during these difficult times, so not creating any new employment at all.
4. The scale of the development is not suitable for the location, especially being so close to a very busy, high speed road, which has a history of accidents already, without more traffic and footfall being added into the equation. There is not the infrastructure to take such a development, there is not even a footpath in the area. The design is not particularly pleasing to the eye, and not in keeping with

the area. The plan also has a staging area within the cafe which lends to the previous information that the developers plan to make this into a wedding venue eventually, otherwise why would a cafe need a staging area! This development is proposed close to a lot of residential houses, so not appropriate at all. The presence of woodland went some way to offsetting the carbon footprint of cars and housing in the area. Difficulties with water pressure have been present since Piperdam started to put in chalets and this has still not been resolved. The developers offer no way of addressing this issue as the development they propose would define place more pressure on these services.

5. This development not only contravenes the local area plan but is also at odds with the protection of existing woodland. The National Planning Framework 4 states “there should be a presumption against development which would destroy areas of established woodland”. The application to fell had no indication of an intention to develop this area in the application to fell which seems a bit underhand. The felling permit, which was issued in 2019, had a directive to restock the land by June 2022!! The wildlife in that area of woodland was in abundance, with many sightings of protected species, especially red squirrels, bats, hedgehogs and badgers. A dead badger was seen at the side of the road, very near to where the trees were felled, not long after, and yet this had never occurred in the preceding 20 years that I have lived here. Many of the protected species, in particular red squirrels and hedgehogs, have now been displaced into our gardens which is not particularly suitable for them as a permanent residence. They need the land to be re-stocked with trees suitable for them to return to.

I trust that all these genuine reasons will be given due consideration against this appeal from the developers.

Regards, Allison Salmean

Further comments – Andrew Dandie

Thank you for your email.

I am very surprised at the Council's decision with regards to the application.

If the pandemic has taught us anything is that the public are prepared to support local businesses who are supplying local produce. For Angus Council to not support a local business who are prepared to invest in a project such as this, with all its economic benefits, makes no sense.

Angus does not generally generate investment from national companies and therefore we should at all times support those local companies who are prepared to invest locally, created much needed jobs and prosperity for the region. If no support is given Angus will always be second best to Fife, Perthshire and Aberdeenshire where development like this has been supported.

I would urge you to support the application.

Many thanks

Response to Appeal by Forest Energy Scotland Ltd in respect of Planning Application 20/00408/FULL: DMRC-2-21

I am surprised that a Planning Review is being sought as the Application was refused on 8 grounds which can be summed up as the wrong development, in the wrong place and for the wrong reasons.

It makes me sad that after what must have been a most expensive exercise by the Planning Officers, who explained clearly why the Application is contrary to the Angus Local Development Plan, their conclusions are being called into question. If they are found to be wrong in all aspects by the DMRC then whether the Angus Council Planning Department is fit for purpose would have to be called into question and surely this is not the case.

The original intention of replanting after clear felling is what is required. This would maintain the rural nature of the site and would restore, once established, screening of the existing complex, a habitat for wildlife and improved amenity in keeping with the area. At present the piles of brash and what seems to be increasing numbers of wind blown trees into what remains of the plantation is unacceptable.

I hope the Development Management Review Committee will be mindful of all these considerations when making it's decision.

Regarding the appeal against refusal for this planning application, I would like to make further comment in objection to the planning application.

I fully support the decision of the Planning Officers, who have had due regard all aspects of the Angus Local Planning Development Plan.

No demand

In their appeal, the developers have offered no evidence of a need for this enterprise. It would not enhance recreational and tourism potential, it would merely take away from an already well established business. The developers have offered no evidence of unsatisfied demand. We currently have a large restaurant in the area at Piperdam Resort and a further restaurant at the Birkhill Inn, a few miles away. These adequately provide for local and tourist demand.

There are several local farm shops, one of which (Grewars) has recently expanded to provide greater choice. There is a local high quality café (Pinecone) a few miles away, and there is grocery provision at the nearby village.

Economic benefit

Although stated by the developers that there will be economic benefit, there is no evidence to support this claim. Indeed, there is likely to be a detriment to local businesses who have struggled to survive the Covid pandemic. They have invested to ensure a safe environment for users and retain employees. The last thing they need or deserve as they attempt to recover is unnecessary competition. As additional demand has not been demonstrated, any new enterprise would be taking customers away from these already established businesses.

The developers state that there would be additional jobs created, but if other businesses were affected many of these would merely be those made redundant elsewhere (and there is no guarantee that it would be the same employees). If Piperdam restaurant or other businesses were no longer viable there may be a net loss of jobs in the area.

Scale and Suitability of location

The scale of the development proposed to cater for over 300 people with associated parking is not a suitable farm shop, café and restaurant in that location. As highlighted by the Planning Officers, the proposed development is in a totally unsuitable location and of unsuitable design and Contrary to the Angus Local Development Plan. The appeal offers nothing to negate this view.

The proposed development is extremely close to a quiet residential area. The noise pollution from cars and people would be totally unacceptable.

There was indication given by someone close to the developers that there was an intention to provide a wedding venue, a claim now denied by the developer. The scale of the restaurant, which includes a stage area, credence to the plan for large scale events. This would mean late night revellers. The outdoor dining area is extremely close to houses and noise from those using it would seriously affect many homes. Many local people have young children who would undoubtedly be adversely affected by noise emanating from this area.

The proposed development is on an extremely fast and busy road with no pedestrian walkway and poor public transport.

Loss of woodland and wildlife

The development of this area, as well as being in contravention of the local area plan, is also at odds with the National Planning Framework 4 regarding protection of existing woodland. It states “there should be a presumption against development which would destroy areas of established woodland”. The felling permit was issued in 2019 with a directive to restock by June 2022. There was no indication of an intention to develop this area in the application to fell. Had there been so, I am confident permission would not have been granted.

The direction to restock should now be enforced.

There was no consultation of residents prior to felling. This is evidenced by The Public Register which shows that consultation started on and ended on the same day, 30th August 2019.

Had resident consultation taken place, many of us would have challenged the Wildlife survey that was provided to Scottish Forestry. We have many sightings and photographs of the endangered Red Squirrels and hedgehogs as well

as bats, owls and a badger set in the woodland area. We would have asked for a further survey. I do not believe felling permission would have been given with evidence of endangered species on the site.

Many of these animals have been displaced to our gardens, but to survive and thrive, the woodland needs to be reinstated. The badger set has been destroyed and a dead badger spotted after felling.

To allow this development to go ahead would set a dangerous precedent and encourage other developers to apply for felling without due regard to the detrimental effect on our precious endangered species. Possibly without declaring their intent to develop until after felling has been completed.

Environmental considerations

The visual and landscape impact of the proposed development on the amenities of the area, have all been carefully considered by the Council Planners and the application does not satisfy any of them, Forest Energy Scotland's appeal does nothing to evidence a contrary conclusion.

The current housing and holiday resort is sympathetic to the rural nature of the area, being well screened from the road by trees (although this has been diminished by the felling). The presence of woodland went some way to offsetting the carbon footprint of cars and housing in the area. The loss of the woodland has diminished this, and this proposed development will further negatively impact on carbon emission.

Difficulties with local foul drainage and water pressure, present since the early days of the Piperdam development, have still not been resolved. The developers offer no robust way of addressing the extra pressure their development would place on these services.

I am sure it has not been lost on you that most of the support submitted for the original planning application came from people outside of the area, many of whom have family and business connections to the developers. They did not offer any evidence or substance for their support.

In contrast, those objecting to the application were people who live locally or who regularly frequent the area. They offered pertinent and substantive reasons for their objections, which were wide ranging and very much in line with the considerations of the Planning Officers.

Angela Wilson



Further comments - Annabel Cosgrove

In response to your email I would like to respond in my positive thoughts for this to go ahead :-

What a wonderful venue to use, in a very limited area to socialise

Bringing more employment to the area

Previous owners of piperdam have a great knowledge and experience to bring prosperity to Angus

It also brings customers to a venue to appreciate the country side and all it offers

Regards

Annabel Cosgrove

Dear Sir/Madam

I am very disappointed to see that this fantastic venture was turned down. What an addition this would be to the Angus area keeping both employment and business in Angus rather than areas such as Fife, west coast and further afield. This would make a wonderful addition to the facilities already in situation at Piperdam. This is a fantastic project and should be given 110% support from Angus Council.

Regards
Brenda Smith

Dear Sarah

Ref Application No 20/00408/FULL – DMRC-2-21

I am writing in support of the application for a review of the decision taken by the Service Leader (Planning and Communities) to refuse planning permission for a Farm Shop, Restaurant and Café near Piperdam, Dundee.

I would encourage the Planning Authority to reconsider this application for approval for several reasons which I've outlined below:

As a small business owner in Angus, I am acutely aware of the difficulties of running a business in a rural community, particularly in the challenging times we are currently facing. I feel that if a local business person has looked at the dire situation the hospitality industry is in at the moment, and feels that they can still open a sustainable and successful business in our rural area, then that initiative should be wholeheartedly supported.

Support for this application would provide local employment in an industry that will be left decimated in the aftermath of the closures during lockdown, it will also assist in securing employment with other local suppliers. As well as supporting the circular economy through employment, local suppliers, including farmers, will be used to source produce for the farm shop and restaurants, and other local businesses will also feel the knock-on benefit of a new and thriving business in Angus.

I also think that a provision of this kind of facility in Angus would encourage users to stay local and spend local – and if the facilities reach the quality of their previous ventures, customers will recommend others to do the same.

The applicant has a proven record of success in this type of business within Angus and beyond, which should give confidence that this venture isn't being undertaken lightly and without thorough research and a sound business plan.

I support this local venture and would hope it is taken to the Development Management Review Committee to be given a hearing and hopefully overturn the refusal.

Kind regards

Brian Binnie
DIRECTOR

Muirhead birkhill & liff C.C. Response to planning review 20/00408/full

The proposed access from Coupar Angus road is very close to the entrance to Piperdam on a very fast, straight part of the road, vehicles entering and leaving already have difficulty at this junction an additional junction will only increase the risks.

The last service bus into Dundee is in the early evening resulting in most patrons using private transport, increasing the volume of traffic on an already busy road.

Disturbance to residential properties in the local vicinity will be increased, also noise from visitors leaving late at night will be a problem.

Water supply at Piperdam is still problematic at peak times. The sewage system has still to be adopted as this is not up to Scottish Water standards. It would appear that the system is still in the ownership of Piperdam Resort and if they do not allow access to this how will sewage and foul water be treated.

The tree felling permission was granted on condition that the area was replanted within a certain timescale, this condition is being ignored.

Although the Community Council understands that Planning does not control commercial outcomes it is noted that in connection with refusal of the application the future viability of the existing Piperdam complex is questioned, This is of concern due to the need for ongoing maintenance and upgrading, such as was necessary when large scale firefighting equipment was installed in the wooded chalet area due to the absence of fire hydrants when the chalets were built

According to council officers there a large number of criteria, which the application does not comply.

As there does not appear to be any changes to the original application, we do not believe that there are any reasons for the decision to be reversed.

Stuart Phillips
(Planning contact for Muirhead Birkhill & Liff C.C.)

Hello

FAO Sarah Forsyth

In relation to the above planning application that has been refused permission I would like to further add my support to this venture which is due to be heard under appeal. Having provided a letter of support when it was first lodged.

As a previous manager at Piperdam Golf & Leisure Resort I am fully aware of the expectations from tourists and visitors coming into the area and to be able to provide them with a Balgove (www.balgove.com) style facility in Angus rather than sending them to Fife would encourage more people to stay in the area with the outcomes that this brings, predominately local spend. I can also confirm that the capacity to dine at Piperdam had reached its maximum and with more lodges being built I would estimate that a further capacity is much needed to supply the demand. The planned facilities would provide an exceptional addition to the already very established Piperdam resort who cater for hundreds of thousand of visitors each year. If Angus do not cater for their needs then they will go elsewhere to spend, the office for National Statistics clearly provides the value that tourism brings and with the staycation forecast to continue to grow there is a need for this facility in Angus.

Employment, any new employment opportunities in Angus must and should be welcomed, I am also aware that the company plan to embrace schemes like the government kickstart programme as we start to emerge and rebuild from lockdown this will be key to ensuring especially young people are given the opportunity to get into the workforce.

Not wanting to dwell on COVID however it has created a Tsunami in support to 'shop local' as our high streets continue to suffer a new breed of retailer is emerging with pop ups and local delivery being the norm, the café and shop intend to embrace and support this activity utilising many local businesses and farmers and in turn support the local economy, the value of this I am sure can be easily quantified.

This is a local business who have a track record of creating sustained employment, 4 star amenities, activities and services thus encouraging tourism in Angus and heavily adding to the economic spend that they bring to the local area.

The economic and employment benefits to the area should not be dismissed especially in the current climate.

Kind regards
Clare McNally

Good evening Sarah,

Thank you for your email of 15th March 21.

I write in further support of this application after learning of the earlier refusal with great dismay. Being a business person with various companies operating entirely in the county of Angus and employing all local employees, I cannot believe that a proposal like this which would lead to the employment of people from the surrounding local area would be refused.

I fully understand that you have various policies regarding planning measures but cannot see for the life of me why this application would create any issues regarding any visual aspects or impact on existing residents.

The application would also support the existing facilities in the area, not only for the residents and guests of Piperdam but for the residents of the county of Angus and areas close by.

I can only hope that the review team realise that especially during the COVID 19/20/21 pandemic that applications like this will be few and far between and Angus just cannot afford to cast applications like this aside or we will end up a "not worth a visit" county.

With countless restaurants closing throughout Angus we just cannot afford to pass up on this much needed and unique facility.

Please, look at the bigger picture otherwise business will just go elsewhere to the detriment of Angus.

Kind regards,

Colin Jackson

For the attention of Sarah Forsyth

Re Planning application 20/00408

Dear Sarah,

I was very disappointed to hear of the decision to refuse planning permission for the above.

Mr Phil Mulholland already has previous experience of creating a popular, go to, multi-function resort and job providing facilities in the area having been the driving force behind the Piperdam Resort. Having been regular visitors and used Piperdam a lot over the years, my family and I have stopped using it as the resort is now run to cater for the lodge guests and not for the surrounding community any more.

Whilst this is fine for lodge guests, the locals at Piperdam and the nearby villages would greatly benefit from the new development in that it would be somewhere they would feel welcome and that they could go to for a different selection of not only food at the restaurant but also the farm shop without having to visit the Balgove Larder and Steak Barn in Fife.

In this time of job losses, businesses and big companies closing down, everything should be being done by the council and Scottish Government to not only encourage but welcome with open arms someone who is willing to create jobs, wealth and exposure in the community. Local businesses and producers have enjoyed increased exposure for their produce, in the farm shop at the Balgove Larder and this has enabled small local businesses to gain market share in Scotland and beyond.

The public are always looking for something different and this would be that venue in the area that is different from the holiday complex Piperdam is.

I urge you on behalf of our local community to reconsider your previous refusal and grant approval for the benefit of the Angus and surrounding population as it feels like only holiday makers are catered for at the moment.

I hope common sense prevails as we all need something to look forward to in these dark days!

Many thanks

Craig Robertson

Mr Duncan Ogilvie
Park Villa
17 Park Place
STIRLING
FK7 9JR

26 March 2021

Ms Sarah Forsyth
Committee Officer
Angus Council
Angus House
Orchardbank Business Park
FORFAR
DD8 1AN

Dear Sirs

Application for Review – Refusal of Planning Permission for Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works at Land North of Piperdam Drive, Piperdam, Dundee – Forest Energy Scotland Ltd

Application No 20/00408/FULL - DMRC-2-21

Letter of Support

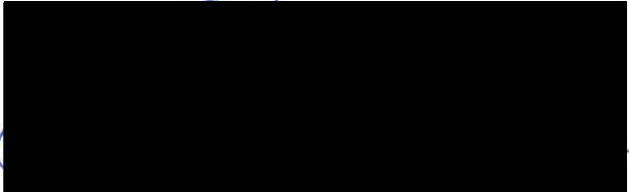
Further to your email dated 15 March 2021 entitled Application for Review - Land North of Piperdam Drive, Piperdam, Dundee in relation to the above Planning Application 20/00408/FUL, we wish to provide a **letter of support for this the Application.**

Having reviewed the available plans we believe that they are compliant with Angus Council's Local Development Plan which seeks to support Local Economic Development and indeed encourage new business opportunities to the area. This is reinforced by the fact that Angus Council's own Economic Development Unit - support the opportunity to provide additional facilities in Angus, which would showcase local produce, improve our tourism product and enhance and compliment local provision. This development would create a platform to highlight locally sourced produce in a sustainable way, which would both benefit the local area and support the wider economy. In addition, the staff accommodation and the provision of new jobs is a significant benefit to the local economy.

The area is a popular tourist destination and a proposal such as this will only enhance the existing facilities in the area supporting the local supply chain, local employment and ancillary support industries in the local area.

We note that for this particular Application the number of Letters of Support exceed the number of Letters of Objection to the Application but don't appear to have been taken into cognisance when assessing the Application. The Letters of Support are for numerous and wide-ranging reasons regarding the principle of the development opportunity and the benefits both environmentally and economically that the development would bring to the area. The nature of the objections appear to relate to detailed matters that could be overcome through conditions and careful design solutions.

We trust that the above Letter of Support will be taken into account when assessing the Review of the Refusal of the Planning Application for the Land North of Piperdam Drive, Piperdam.



Duncan H Ogilvie

Hello Sarah

I'd just like to say I was surprised and disappointed with this decision. This development would have brought something new and exciting to the area, not to mention more jobs for local people and a great benefit to the wider communities economy with more tourism and footfall fir local businesses. Hopefully this can be overturned and the correct decision can eventually be made.

Regards Dylan McGrath.

Subject ,
Land North of Piperdam Drive , Piperdam .
Planning Committie ,

I an emailing you , as I have been informed that a decision has been made to REFUSE the above application

I am very surprised at this decision, and even further more that it was refused by Delegated powers , and not a full planning meeting.

This decision is wrong.

The applicant has a proven track record ,in their development of Piperdam ,over the last 25 years , which should give you comfort of the level of operation they do.

They achieved ,in the leisure/hospitality industry to put Angus on the map in the whole of Scotland , which has benefited all other business in the Angus area.

In this present economic climate, for a company to invest , substantial financial funding ,create employment and to enhance the Angus area , should be totally supported .

I would be supporting the Appeal application for the review committee .

FJ Esposito .

Dear Sarah

Thank you for your e mail indicating the appeal for land north of Piperdam.

I note that my previous representations will be carried forward to this appeal.

I am also aware as I am sure the committee is that for an appeal to be granted there has to be new grounds for the appeal, something new has to be brought to the table. If not the appeal cannot be granted

Regards

Gareth Jones

Dear Sir/Madam

I refer to the refusal for application below.

My reasons for supporting this application are purely economic reasons and because I think this planning application is very much a viable option that won't impinge on the local house dwellers nor the existing Piperdam Resort. I make this statement from the outset.

Economically there would be more employment for young, middle aged and older alike. This would feature in the creation of the various aspects of the building as well as the job creation resulting from the farm shop and restaurant etc. The money would be going back into the Angus economy.

Local businesses would have an opportunity to thrive assisting sales of local farm produce and again the money would shore up the Angus economy.

This new facility would support the existing Piperdam Resort allowing passers by, locals and tourists to visit and have choice. Again bringing more money into the local area. The local house dwellers would have access to home grown produce and the choice would create a further opportunity for economic growth in Angus.

I have known the developer for many years and his success and track record is second to none. I can assure you that he will have researched this thoroughly knowing that he can make a huge success of this business allowing Angus to create a 'Balgove Larder'. If St Andrews can have this then why can't Angus? Balgove Larder is very successful and has added to the economic growth of Fife.

I very much support this venture and it would be such a pity if Angus does not avail itself of this great opportunity.

Yours,
Graham Leck

Application No. 20/00408/FULL-DMRC-2-21

With regard to the appeal against refusal of the above application I would like to make a further submission in objection to it.

I am in full agreement with the decision of the Planning Officers in refusing this application.

I refer you to my original representation and would like to add that having read through the appeal documents nothing appears to have changed and no evidence given to support their claims in any instance.

In fact, some are clearly erroneous ie. that no protected species were on the site. Red squirrels could regularly be seen in this area.

I would appreciate confirmation that local representation will be suitably weighted against representations from widely across Scotland from individuals or businesses whose amenity will not be negatively impacted.

Heather Bailey

Good morning

Thank you for advising of the recent update. Further to the initial response, we would like to comment as follows:

Wildlife

It was apparent plenty had been displaced during the tree felling as we regularly see red squirrels and birds and indeed feed them. For a number of weeks following this starting, the feeders remained untouched and we didn't see wildlife.

Economic

We think after the last 12 months it's important to support the existing retail/hospitality infrastructure to get them back on their feet and to recoup lost earnings and not to create additional financial and other issues for them. It's cannibalisation to allow 2 venues within close proximity offering the same services to exist. There is not the demand nor the requirement in the area for both. We don't want one of these venues, if planning is approved, to go under and leave a large unkept area.

We have an existing farm shop - Grewars - and we should be supporting these local independent businesses not creating more problems for them. The economy is in a different and precarious position. Having a development offering already present and existing services does not make sense.

Traffic

The road network is still a huge concern. It will increase traffic exponentially, with an increase in emissions, chances of accidents and noise pollution.

Environment

The proposed development is not in keeping with area and can be seen from the road. This is a rural setting and although there is a holiday village and residential properties, they are not obvious from the roadway and therefore their visual impact is limited. This proposed development would not be.

Kind regards

Gary McLean & Iona Colquhoun

We wish to confirm that we still object to the plans for a new development for all the reasons we have previously detailed. However with the current economic situation I find it difficult to see how the areas economy can sustain the current businesses let alone support new businesses of this type. Any business that fails will have a significant impact on the local environment.

We are aware that many of the people who have supported the application are not from the local area, and unless financially motivated are unlikely to have much impact on their daily lives.

Jill Richmond

I am a resident at Piperdam.

I welcome this proposal enormously, the area is more than needing a choice of opportunities to visit, enjoy and spend time at.

The proposal will bring local employment, and well needed money into the economy given the current pandemic we find ourselves in.

Other business locally will also benefit from this proposal like farmers and local suppliers. This area is in desperate need of a facility where products can be purchased here, instead of travelling to Dundee, keeping the spend in Angus.

As a resident of the area I fully support this application to bring a buzz aswell as fantastic opportunities to the local people.

Regards

K.MacGregor

Dear Ms Forsyth

I would like to reiterate my strong objection to the above planning application, and I continue to object on the same grounds that were laid out in my original submission and would like to emphasise the following points:

The local area is already well served with hospitality venues and farm shops. The proposed development site is unsuitable, being both directly next to a residential area and on a busy main road without safe access.

The development has already led to loss of woodland and wildlife, including some protected species. This is in direct contravention of regulations to protect such land.

If built there will be increased pressure on existing infrastructure, such as water supply and drainage, which have been a problem for many years. Other related developments (eg the existing biomass operation) have impacted adversely on public rights of way.

The vast majority of supportive comments appear to have come from sources outwith the local area, and indeed from entirely different regions of Scotland who will not be affected by the adverse impacts of the development.

Kind regards

Keith Gelly

Dear Sarah,

After having read Angus Council's refusal of the application and the applicant's appeal we wish to make the following further comments, in addition to our original representations, supporting Angus Council's decision to refuse the planning application.

It was clearly stated in Angus Council's refusal that the application goes against the local development plan. The applicant has provided no further detail to show that the proposal is in line with the local development plan. We do not believe that it is.

The impact of the proposed development, and its impact on what is already available in the area, were properly considered by Angus Council and the appeal application does not address this. We therefore struggle to see how the application could now be justified.

The appeal is focussed on net economic benefit of the proposal without supporting how that will be achieved. It also fails to consider how it will impact the many services already available in the area including Piperdam Leisure Resort, Birkhill Inn, Pinecone café, Pear Tree restaurant, Grewars Farm shop, Adils Convenience Store etc. We believe that there are already sufficient facilities in the area and although the proposal aims to create jobs it would likely cost jobs in these existing businesses at a time when these businesses have already been severely affected.

There is no additional need for a large-scale additional facility with a farm shop, café, restaurant, bar and stage catering for 300+ people. Such a large facility could not be sustained and supported in the way the application suggests. There is already a function suite at Piperdam to cater for large events and we are concerned that large events are one of the intentions of the proposal. A family member of one of the developers said directly to us that the intention of the facility was to host Weddings and large events. We do not see how a further large complex could be justified in a semi-rural area that already has one. We feel it would spoil the local natural area and severely impact the facilities already available.

The exact area of the proposed development would have a significant negative impact on the local area and is unsuitable for what is proposed. Our house is immediately adjacent to the proposed development and we would be severely negatively impacted by noise, pollution and smell, if the development were to proceed.

The previous established woodland on the site separated the houses, and Piperdam, from the main road. Importantly it was also home to many species of wildlife which have been seriously impacted already and would be even more so with the proposed development. The original permit for felling was conditional on restocking and mentioned no intention for commercial development. We believe the area should be restocked to protect the wildlife including red squirrels, hedgehogs, bats and owls that have been displaced and are in danger. We have evidence of these species in our garden since the felling.

Difficulties with drainage and water pressure have still not been resolved. The application offers no way of addressing the extra pressure the development would place on these services.

As residents who will be directly affected by the proposed development we are disappointed with we have not, at any stage, been informed or consulted on any aspects of the proposal.

Most of the representations supporting the proposal appeared to be business connections of the applicants and many not be local to the area. Those against the proposal were all local residents with genuine reasons for not supporting the application.

No material new considerations have been identified in the appeal that justifies the original decision being changed.

We therefore ask for the appeal to be refused.

Yours sincerely

Laura & Jonathan McDowall

Hi Sarah

Hope you are well?

Thanks for your email below. I note what you say.

I would wish to make known my disappointment at the planning permission being refused for this. I would reiterate my support of this application and believe the Authority should reconsider and grant permission instead.

I believe this venture would be a benefit to the area and economy in these testing times. Not many people would be prepared to take on such an expense during these times and I think they should be encouraged for their foresight. Surely, bringing tourism and money to the area, to restart the economy is essential for future of a wide range of products and services locally.

I for one would use these services, regularly.

I do not agree it would have an impact either visually or ecologically, but would instead enhance the area.

Thank you for the chance to add additional comments.

I would urge you to reconsider a refusal and grant permission instead.

Thank you.

Kind regards.

Liz Ogilvie

Sarah,

I wish to reiterate the comments made on my last objection.

Further, I would note the significant reduction in rabbit and red squirrel population in the intervening period.

i would also like to draw attention to the terms of application and refusal, that the habitat be replanted this year. In my mind, it is imperative that this is not be delayed by this process.

Lorna Carter

Further comments – Lynn Crawford

Dear Sarah,

Thank you for your email regarding planning application 20/00408.

I was very disappointed to see that the application was declined.

As a resident of Muirhead, I have been quite surprised to hear how much incorrect information has been circulating about this development proposal. As such, I am pleased to see that the decision is being appealed and perhaps the misinterpretation of the plans can be addressed.

The refusal document states that the proposal would result in a loss of open space. At the same time, it refers to a loss of biodiversity and amenity. Prior to the felling of the trees on the site, the wooded area looked very unkempt, The majority of the trees visible from the roadside were clearly suffering from lack of light and actually looked dangerous. The wooded area on the other side of Piperdam Drive reflects this. I can only assume that this must also have meant a restriction in the growth of plants that would encourage insects. It was certainly not an area that I would have used to walk my dogs or even taken children to in order to let them see flora and fauna. I have worked in the area for many years and was never aware of an abundance of wildlife in that woodland. It looked an unsafe area to use for any recreational or educational reasons. I was not aware of any protected species in the specific area of the development. Clearing the site will not only allow the development to go ahead, but the landscaping as part of the development will allow a more suitable mix of trees to actively encourage wildlife to return to the area. I note that advice has been taken from Scottish Woodlands on this matter.

During lockdown, I walked around the empty resort a few times. Despite the lack of noise from the resort such as cars, children playing, hot tubs running etc, I struggled to hear much in the way of traffic noise from the A923. I live on the Coupar Angus Road and I can assure you that daytime and weekend traffic has actually been heavier than usual since the post Christmas lockdown. I note that there were concerns from the resort and residents about noise, and also smells, potentially emanating from the development. With the prevailing wind being from the south east, noise and smells will be blown from the resort, not to the resort. That said, once the building is up, any potential road noise on a still day would be reduced.

I have worked in the tourism industry for 20 years. One of my employers was a multi-national holiday company. They actively encourage third party dining and food shopping establishments to trade nearby and, in several cases, on the actual resorts. In fact, the resort that I worked at formed a business partnership with the local farm shop. Apart from seeing this as healthy competition, they believe that this gives their guests a wider variety of on-site or nearby dining options which in turn keeps them on the resorts and also using the leisure facilities available, thus generating additional revenue. If guests go off-site for lunch or to shop for food, they will generally stay out for the day and use leisure facilities away from the resort.

For local residents in Piperdam housing, it would surely be a benefit to be able to walk along to a local shop and pick up some basic groceries or some local produce rather than having to drive to Muirhead, Birkhill or into Dundee, a use of time and fuel that is potentially unnecessary and against the green credentials that we are all striving to achieve.

Lockdown has also been hard for farmers. The loss of the hospitality trade for over a year now has hit them hard. The developer used local suppliers in their restaurant when they ran Piperdam until 2016 and I believe that they plan to do so in this venture. In addition to this, farmers and local businesses will have the opportunity to supply the farm shop itself with produce. Again, this also keeps the carbon footprint low.

I understand that Piperdam Resort stated that this new development would **directly** lead to redundancies at the existing resort. During lockdown, they made several staff redundant. I was told by one such person that the parent company, Coppergreen Developments, was going to be making 50% of their staff redundant as a direct result of lockdown, despite furlough arrangements. That would seem to suggest that this development is not a key factor in any redundancies after it starts trading. I would add that the developer had kept all staff employed at their related businesses throughout the pandemic. The staff proposed for the development exceeds the numbers that Piperdam claim they would have to let go. A net gain. However, I do not fully understand why the existing resort would make this emotive claim when the proposed development should enhance guests' holiday experience, not detract from it.

I go to Balgove fairly regularly. However, the distance puts me off, especially in the winter and evenings. The proposed site is in a place where there is the option of getting the bus and cost of a taxi is not prohibitive. I know that the developer built up an incredible business in Piperdam, employing many local businesses at construction and maintenance stages as well as a significant number of locals in all departments. I also know that many of these employees, sadly now either redundant or moved on to other work, have expressed a keen interest in working for the developer again.

I would urge you to reconsider the decision to refuse planning.

I would be grateful if you could acknowledge receipt of this email please.

Kind regards

Lynn Crawford

Dear Sarah,

Further to your email of 15 March 2021, I wish to make further representations following the Applicant's request for a review of the decision taken by the Service Leader - Planning and Communities.

Reading the Refusal Document, I fail to see where the Service Leader - Planning and Communities has used good judgement to fully consider the benefits & plus points that the Farm Shop, Restaurant & Cafe Building would bring to Angus, especially in an area that is crying out for such first-class facilities.

Piperdam Resort was fully developed by the Applicants from the ground up and is (and has been) a major attraction for Angus for a good number of years. This achievement shows that the Applicants have great Business acumen and any project they take on will be fully realised and be a credit to themselves and a huge benefit for the surrounding area, being another major attraction for the county of Angus.

The proposed development has taken inspiration from The Steak Barn at Balgove Larder near St Andrews and Gloagburn and the Applicants fully intend to replicate (or better), the dining experience enjoyed by thousands & thousands of customers since The Steak Barn threw open it's wooden doors. In the words of Scotsman Food Critic Catriona Thomson, "*The Steak Barn showcases the best of Fife, farm to fork. It was well worth the wait and we shall return.*" Surely it would be hugely beneficial for the county of Angus to have a similar crowd-drawing establishment that utilises & showcases the superb range from local farmers of livestock, fresh vegetables & home produce all produced locally.

Considering the new housing developments around the Denhead of Gray area, this type of family eatery and farm shop would be welcomed by the residents as well as a huge attraction for visitors to the Dundee and Angus area.

Another positive to consider is the creation of much needed employment. Coronavirus has devastated lots of businesses and the whole country is desperate to see job creation. Why has this aspect and the opportunity to create a new revenue stream for local businesses and farmers not been taken into account?

I look forward to receiving your reply.

Kind regards

Martin Lindsay

Dear Sarah

I have not changed my mind with regard to my objections to this planning permission.

Kind regards
Miriam Rooney

To whom it may concern.

It beggars belief that this planning permission for the area at Piperdam has been refused and refused in the implementation of 'delegated powers'

I'd like to make the following points in the hope that it may enlighten those that need to make the decisions .

The applicant has had an excellent track record of establishing and creating the success of Piperdam and the success that it has today. Piperdam is synonymous with Angus and is renowned UK and worldwide. This is simply because of the applicants success at having the ability to help grow the business and sympathetically considering the environment. This track record convinced me and should convince you that he will create a development that will enhance the existing Piperdam complex and complement Piperdam Golf and Leisure Resort and he will do it within the environs of the Countryside code of Respect , Enjoy and Protect.

Here is an opportunity for Angus to have its own 'Balgove Larder' - what an opportunity! Local farmers produce available for local people and others. Many farmers and businesses (particularly since the pandemic) are really hard pressed and here is a positive opportunity for all these local businesses to benefit. The idea is far sighted and we need far sighted Councillors and planners to support this fantastic venture.

This is not a threat to Piperdam and Leisure Resort. It is a tremendous addition where the tourists, locals, businesses, farmers, passers by will have additional choices. It will put the Piperdam area on the map .

There will be great employment opportunities and again in and after the pandemic we are needing these opportunities to plug the various gaps in employment. Furthermore there will be opportunities for many young people and others in the varied type of work available. Local builders, electricians, plumbers , painters etc as well as the tourist and hospitality employment.

Finally this development will give a bit of hope to all and surely after the year we have all had this will be more than welcome.

C'mon Angus have faith and let Angus lead the way!

Regards
Moira Leck

Dear Sarah,

I would like to add a few points to this review which I couldn't believe was refused in the first instant.

What a wonderful opportunity this is for the Angus area, for employment, also bringing people who don't live or are staying at Piperdam Holiday Park , into the area.

I for one am a regular visitor to the Balgove farmhouse and Steak Barn in St Andrews, which is a great success, and they have local produce from that area, therefore to have this on my doorstep would be wonderful, also for the local farmers around Angus .

It would also be a fantastic addition to the already established Piperdam, it would create a larger amount of people into the area, bringing families to go shopping have a bit of lunch then they can use the facilities at Piperdam for the children win win for all in my opinion.

Mr and Mrs Mulholland were of course the original owners of Piperdam and look at the success they made of that! They have amazing vision and are putting this wonderful opportunity before you to bring another succesful business to Angus if their past is anything to go by.

In my opinion it would be crazy not to allow this. The produce sold there will be a great asset to all who live there, as they won't have to travel into the supermarket, who we all know have had the monopoly for years. In this current climate we can all do with a helping hand and keeping things local, and helping our Scottish businesses.

I really hope this is brought before the council and given the go ahead.

Kind regards
Mr & Mrs P Russell

Dear Sarah,

Thank you for your email in reference to the above planning application. We believe the decision is being appealed and would like to add some comments in support of that appeal.

We believe that the proposed business would be unique in the area and would bring much needed employment, especially in these difficult times.

It will also compliment the existing facilities in the already established Piperdam complex by attracting tourism and local day trippers, bringing revenue into the Angus economy.

We, as nearby Dundee residents, would be excited to visit and bring visitors to a business such as this, rather than travelling further to similar businesses in Fife.

We feel this area needs more dining options, especially one that will support and showcase the fabulous local produce that we know already exists.

There are many new houses being built in this area and in the nearby area of North Dundee hence this business would tap into this extra promise of local families keen to spend in their local area.

Thank you for considering our comments.

Jim and Pam Walker.

Good morning .

In response to your email I would like to respond with my positive thoughts for this to go ahead :-

This will be a wonderful venue to visit and use, in an area that is popular and well established through the hard work and determination of the applicants already in the past .

Being the previous owners of piperdam over many years , they have a great knowledge and experience ,I couldn't think of a better team to be proposing a project like this . It would be a welcome addition to what's already there and would offer a lot of people something different in this area , bringing prosperity to Angus along with creating employment.

It also brings customers to a venue to appreciate the country side and all it offers. I'm sure the local residents would benefit from having something close enough to them that they can use so easily yet it wouldn't impact on them visually as the location is well away from the residential houses .

Regards

Peter Bruce

Re: Application for Review - Land North of Piperdam Drive, Piperdam, Dundee

Further Representations

It was with great surprise that I learned of this Application's Refusal by way of a Delegated Decision set against the Applicant's strong case and given the overwhelming public support.

Having now perused the Decision Notice and attendant Report of Handling this must be considered a bad and ill-informed decision.

I continue to support the Application and would respectfully commend the Applicant's Appeal Statement to the Development Management Review Committee.

Alistair C Todd

Angus Resident

RESPONSE TO LOCAL REVIEW BODY STATEMENT

Piperdam Golf and Leisure Resort Limited

SH[∞]SMITHS

Saltire Court
20 Castle Terrace
Edinburgh
Midlothian
EH1 2EN
Ref. FZM/S-00078471

FAS 2289

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1 INTRODUCTION

- 1.1 This response is submitted on behalf of Piperdam Golf and Leisure Resort Limited (“PGLR”).
- 1.2 The terms of this response deals with the points raised by the appellant in their Local Review Body Statement dated 25 February 2021. In particular it addresses the appellant’s submissions on each of the reasons for refusal, and it responds to the points made in the appellant’s Executive Summary.
- 1.3 As part of this reponse, we also adopt our earlier representations that were made by letters to the Council dated 7 August 2020 and 18 December 2020.
- 1.4 As a general point we would note in the second last paragraph of Section 2.0 that the appellant has set out the following:
- “The appellant disagrees with the delegated decision and respectfully requests that the review is considered in light of the material considerations detailed within this Statement which we believe to justify approval of the proposal having regard to the requirements of Section 25 of the Act.”*
- 1.5 Whether deliberate or not, this contains a tacit admission that the application does not comply with the policies of the Development Plan and that it must therefore rely on material considerations in order to justify any approval.
- 1.6 It is our view that the Council properly considered and assessed the application, and determined it following the proper exercise of planning judgment. It is our view, for the reasons set out in this response and the Council’s Report of Handling, that the application does not comply with the terms of the Development Plan, and that there are no material considerations that would justify the approval of the application.

2 REASON FOR REFUSAL 1

- 2.1 Section 5.0 of the LRB Statement deals with the Council's first reason for refusal. The appellant has criticised this reason on the basis that the application site is not "open space" and therefore that Policy PV2 would not apply. The appellant refers to the Council's Report of Handling as erroneous for arriving at the conclusion that the policy is relevant and that the application does not comply with it.
- 2.2 Policy PV2 protects areas of open space and sets out clear requirements that must be satisfied if this policy protection is to be overcome, and development authorised on the open space. The appellant's view is that the policy is not relevant since the application site forms part of the settlement boundary of Piperdam (see Policy Pd1). However, on a proper reading of the LDP, it is clear that the application site is both open space and within the settlement boundary of Piperdam. These terms are not mutually exclusive.
- 2.3 "Open space" is defined in the LDP as "*space within and on the edge of settlements comprising green infrastructure and/or civic areas such as squares, marketplaces and other paved or hard landscaped areas with a civic function. Detailed typologies of open space are included in PAN 65.*"
- 2.4 Paragraphs 10 to 13 of PAN 65 provide further details of what constitutes open space. Paragraph 12 specifically refers to woodland.
- 2.5 Therefore, Policy PV2 cannot be disregarded. It must be applied and the application must be assessed against it. In our view the proposals do not satisfy any of the policy requirements. In particular, the proposals fail to satisfy the first plank of the policy which requires the development to be ancillary to the principal use of the open space site. The proposed development is an entirely new form of development and therefore cannot be considered ancillary to the use of the wider site as woodland.
- 2.6 It is also a requirement of Policy PV2 that, in order for permission to be granted, it is demonstrated that there is an identified excess of open space of the type on which the proposals would be built out. This must be evidenced through an open space audit or strategy. We are not aware of any assessments having been carried out under this policy, therefore its terms have not been met.
- 2.7 There are further component parts to the Policy PV2 that we have not referred to here but that it is almost certain that the proposals would fail to satisfy. Therefore, in our view, it is the appellant's LRB Statement that is erroneous, rather than the Council's Report of Handling, in its consideration of these policies.

3 REASON FOR REFUSAL 2

- 3.1 The appellant's concerns in connection with reason for refusal 2 relate to the Council's interpretation and application of LDP Policy Pd1. The appellant's submission to the LRB is that the proposals do not conflict or compete with the existing offerings at Piperdam. In taking this view, the appellant has fundamentally misunderstood the terms of Policy Pd1 and its application.
- 3.2 Policy Pd1 contains three component parts:
- 3.2.1 it relates to proposals which extend the recreational and tourism potential of Piperdam;
- 3.2.2 it provides support provided that two requirements are met:
- a) the first, that the proposals are compatible with the existing land uses/activities; and
 - b) the second, that the proposals are not detrimental to the area setting and environment.
- 3.3 The first requirement gives policy protection to the existing facilities at Piperdam. In order to be "compatible" in a planning sense, the proposals must be able to operate without causing any problems to, or coming into conflict with, the existing facilities. In other words, the proposals must not harm the existing facilities. If the proposals would cause harm, then they would breach Policy Pd1 and should not be approved.
- 3.4 The appellant has said in its submission that the proposals will not conflict or compete with the existing recreational and tourist offering at Piperdam. No evidence has been put before the Council to support this statement. To be clear, the statement from the appellant's agent purporting to confirm this is a statement of opinion not a statement of fact. No impact assessments have been carried out to support the appellant's view.
- 3.5 Piperdam Golf & Leisure Resort (PGLR) is clear that the proposals will have a significant adverse impact on the operation of the existing facilities. The proposed restaurant mirrors an existing facility, and its capacity is equal to the capacity of the restaurant at Piperdam. The analysis carried out by PGLR is that there would be considerable harm caused to the operation of the existing facilities if the proposals were to come forward - through trade diversion and a significant displacement of FTE jobs.
- 3.6 On the basis that the appellant has not demonstrated that the proposals are compatible with the existing facilities (because they are not), they have not satisfied the policy requirements under Policy Pd1. The policy protection given to Piperdam therefore means that the proposals are not in accordance with the terms of the LDP.
- 3.7 In the final paragraph of the section dealing with Reason for Refusal 2 in the LRB Statement (paragraph 2 of page 13), the appellant highlights a purported contradiction in the Council's Report of Handling. The appellant's complaint is that the Report initially says that the economic competition is not a material consideration, but then concludes that the proposal is contrary to Policy Pd1 on the basis that it has not been demonstrated that it will not compete with the existing offering at Piperdam.
- 3.8 It should be drawn to the LRB's attention that the appellant's analysis of the Report of Handling is misleading, and fails to properly reflect what is set out in the Report. In paragraph 2 on page 5 of the Report of Handling, the planning officer makes a general point about economic

competition as a material consideration. That comment is correct. In the absence of policy protection for one site over another, economic competition is not a relevant planning matter. However, this changes where there is policy protection for an existing site to ensure that it is not harmed by any new development proposals. If a new proposal would be detrimental to that existing site, then it would be in breach of the policy protection. In order to establish whether there would be a detrimental impact, it is perfectly legitimate to take into account any adverse economic impact.

4 REASON FOR REFUSAL 3

- 4.1 The appellant's submission on Reason for Refusal 3 accepts that the proposed dwelling does not form a necessary part of the proposals, and they have indicated their willingness to have it, effectively, removed from the proposals.
- 4.2 PGLR's position on the proposed dwelling is that it is contrary to the terms of Policy TC2. In addition, the appellant has placed no evidence before the Council in order to justify the inclusion of the dwelling in planning terms. There are therefore no material considerations that would indicate that the Council should depart from the LDP and approve a dwelling on the site.

5 REASONS FOR REFUSAL 4 AND 5

- 5.1 In accordance with this reason for refusal, the Council was correct to assess the proposals against Policy TC19. This policy does not relate solely to retail. It also relates to, among other things, commercial leisure uses. It will therefore encompass restaurant use. The nature and scale of the proposals also justifies assessment under Policy TC20. Therefore, the Council, in its decision, did not misinterpret the qualifying criteria.
- 5.2 In their LRB Statement, the appellant inadvertently (we assume) highlights the deficiencies of their application and appeal. The “TC” policies are drafted to ensure that the development takes place in the most appropriate place, and ensure that before any planning permission is granted, all relevant matters are taken into account. In the second last paragraph on page 14 of the LRB Statement, the appellant attacks the Council’s decision on the basis that the Council has not properly considered net economic benefit or net economic loss. This is a matter for the appellant to put before the Council, supported by evidence. It is the appellant who has failed to do so.
- 5.3 There are a series of questions put forward in this paragraph which we can respond to:

5.3.1 *What considerations has the Council taken to net economic loss?*

Our Response: The Council has considered the harm that the proposals would cause to the existing facilities, and concluded (correctly, in our view) that they would be unacceptable. It is the proposals that would cause net economic loss to the existing facilities, not the Council’s failure to grant permission for those proposals.

5.3.2 *By refusing planning permission and failing to facilitate investment in the proposed leisure and recreation development to sustain and grow the Angus tourist and recreation economy what will the long term impact be?*

Response: Again, the appellant has approached this from the wrong angle. In order to ensure the continued success of the existing facilities, they must first be protected. It is this protection that will enhance tourist offering throughout Angus by ensuring the continued viability of Piperdam. If a proposal complies with policy and it can be shown that it will not harm the existing facilities, it will get through the threshold of Policy Pd1 and then it can be considered under the remaining policies of the LDP. By approving the proposals, the long term impact for Piperdam would be damaging (in an already difficult climate). Jobs would be displaced to the new development and the programmed investment in the existing facilities would have to cease. Rather than promote net economic benefit, it is the proposals that would cause harm to the existing facilities and therefore, under the policy tests, be incompatible with them.

5.3.3 *Can Piperdam Resort survive in isolation?*

Response: In short, yes. The appellant has formed the erroneous view that Piperdam requires this additional development to come forward in order to succeed. The opposite is, in fact, the case. If the proposals were to come forward they would fundamentally threaten the continued operation of the existing facilities. The appellant has failed to demonstrate any way in which the proposals would enhance Piperdam. There is no evidence before the Council to suggest that the proposals would enhance Piperdam. The proposals, if approved, would draw trade and jobs from Piperdam. The issue is therefore not can Piperdam survive in isolation, but can it survive if the proposals are approved. The answer to that is that it would be a further challenge for Piperdam

to address in what is already a fragile economic operating environment. To be clear, contrary to what the appellant has submitted in the LRB Statement, the proposals as a whole will directly rival and threaten the existing offering at Piperdam and would hinder further investment by PGLR potentially leading to a spiral of decline.

6 REASON FOR REFUSAL 6

- 6.1 The appellant has relied upon the felling licence secured from Scottish Forestry in connection with the application site as evidence that they have complied with the planning policy requirements relating to protected species. This is not the correct approach. These regimes are separate and must be treated as such. Different considerations apply to each.
- 6.2 Policy PV5 of the LDP and Scottish Planning Policy impose separate planning requirements to those contained in the Regulations governing tree felling. As we set out in our letter of objection dated 18 December 2020, SPP requires a planning authority to fully consider the impact of the proposed development on protected species. We are not aware that the appellant placed any evidence before the Council (e.g. by way of an up to date survey) to deal with this requirement. Until that is done, the Council should be unable to determine the application since they would not have met the requirements of SPP.
- 6.3 To be clear, the relevant statutory duty under the Forestry and Land Management (Scotland) Act 2018 may have been satisfied when securing a felling licence, but this is distinct from the requirements under SPP. The Council cannot rely on the former to satisfy the latter. They are two distinct regimes.
- 6.4 In our view, the failure to provide any up to date surveys in connection with protected species led to the application, almost inevitably, being refused on this basis alone. That position has not changed.

7 REASON FOR REFUSAL 8

- 7.1 The application site is located within the development boundary of Piperdam but it has not been identified or allocated as a site for development. This is a key distinction.
- 7.2 Under policy DS1, this means that the proposed development will only be supported if it is of an appropriate scale and nature and if it is in accordance with the relevant policies of LDP. Our view is that it is not of an appropriate scale and nature, and this view is shared by the Council. In any event, it is also not in accordance with the other relevant policies of the LDP. In particular, it is contrary to Policy Pd1.
- 7.3 Further, Policy DS3 is clear that the development of greenfield sites (which the application site is) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development. No assessment has been carried out to satisfy this policy and therefore it cannot be concluded that the requirements of Policy DS3 have been satisfied.
- 7.4 For these reasons, the final sentence of Section 6.0 in the LRB Statement is incorrect and does not stand up to scrutiny. The proposal does not align in full with the LDP. It is contrary to key policies within the LDP, which the Council has adopted to ensure that the existing offering at Piperdam is protected from inappropriate and incompatible development.

8 ANALYSIS OF EXECUTIVE SUMMARY

8.1 In their LRB Statement the appellant has set out a list of 15 bullet points which, in essence, summarise why, in their view, the proposals should be granted planning permission. We have listed these below, and provided our comments next to each one.

8.2 *In refusing application reference 20/00408/FULL, Council officers failed to recognise the significant social, economic and environmental benefit that would be generated by the proposed development and in doing so failed to apply the requirements of Section 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended).*

Response: This statement is incorrect and misleading. Our reading of the Report of Handling is that the Council took into account all relevant policies in the LDP and all relevant material considerations in their assessment of the planning application. This is what they are required to do under Section 25 of the 1997 Act, and it will be what the LRB is required to do also. Rather than the Council officers failing to recognise the purported significant social, economic and environmental benefit of the proposal, in our reading of the application and associated supporting information it is the appellant who has failed to make the case for any social, economic and environmental benefit. Our submission is that this is because there is no evidence available to support this case. Rather, the evidence that is before the Council suggests that there will be no social benefit, and that there will be economic and environmental detriment if the application is approved. Further, for the reasons given above in this response, it is clear that the appellant failed to properly interpret and apply the Council's own LDP policy when preparing the application and the LRB Statement.

8.3 *Contrary to the view of Council officers, the LRB Statement supporting this notice of review provides clear and irrefutable reasoning as to the many ways that the proposals do indeed satisfy the requirements of the Angus local development plan.*

Response: This statement is incorrect and misleading. The LRB Statement has failed to properly interpret and apply the relevant policies under the LDP. In many areas where the appellant claims that the proposals comply with the policies of the LDP, these claims are made in the absence of any evidence to support them. Time and again throughout the LRB Statement the reasoning is weak and unclear, and it fails to identify the proper meaning of the LDP policies it considers. The LRB Statement should certainly not be described, by any objective measure, as containing irrefutable reasoning.

8.4 *The location of the site and nature of the proposed development aligns with the requirements of Policy Pd1 in the Piperdam Development strategy.*

Response: This statement is inaccurate and misleading. On a proper reading of Policy Pd1, the opposite is in fact the case. For the reasons we have set out in this response, Policy Pd1 provides protection to the existing offering at Piperdam. In order for any further development to come forward within the settlement boundary, that new development would have to be compatible with the existing offering. Our conclusion, based on a proper analysis of the policy and the impact of the proposals, is that the proposals would not be compatible with the existing offering. Therefore it would not align with the requirements of Pd1.

8.5 *Environmentally the appellant has demonstrated to the satisfaction of Forestry and Land Scotland that there are no protected species on site which allowed for approval of Felling Licence Reference FPA-6462.*

Response: This statement is irrelevant. The process undertaken by Forestry and Land Scotland is separate to the process to be undertaken by the Council as planning authority. They are subject to separate statutory and policy regimes. The Council must fully consider the impact of the development and protected species before determining a planning application, and they must do so independently. As far as we are aware, no evidence has been placed before the Council to allow them to do this.

- 8.6 *Negotiations with Forestry and Land Scotland are underway regarding the mix of tree species to be restocked on the land surrounding the application site which will result in much improved biodiversity.*

Response: This statement is irrelevant. Any discussions with Forestry and Land Scotland are completely separate from the development proposals. Discussions around the mix of trees would have to be carried out regardless of whether or not the development proposals come forward. The application site is subject to a restocking condition imposed by the felling licence and, in the absence of any alteration to this, the appellant must comply with that condition. This is not a material consideration in the determination of the proposals.

- 8.7 *The proposed development when considered in context with the restocking of the land surrounding the application site will not adversely impact on the character and setting of Piperdam.*

Response: The Council disagreed with this, following the exercise of planning judgement, and we agree with that decision.

- 8.8 *The proposed development will complement and enhance the existing recreational and tourism offering at Piperdam through the creation of a farm shop, restaurant and café facility.*

Response: No evidence has been provided by the appellant to support this claim. On the contrary, analysis carried out by PGLR indicates that there will be a significant adverse impact on the existing offering if the development proposals were to come forward. This would take the form of trade draw and job displacement. The proposed restaurant and café in particular would neither compliment nor enhance the existing recreational and tourism offering. They would directly threaten them and have an adverse impact on them. These existing offerings are protected under Policy Pd1 to ensure that they are not harmed by unacceptable new development.

- 8.9 *The provision of a farm shop, restaurant and café does not compete with the existing visitor accommodation, fishing, golf or function suite offering in terms of job type market sector.*

Response: This statement is inaccurate and misleading. The nature and scale of the restaurant is similar to that of the restaurant and function suite at Piperdam. It will compete with it. It is this competition that would lead to trade diversion and job displacement. This issue has not been properly analysed or considered by the appellant.

- 8.10 *The existing offering at Piperdam in comparison to the proposed are entirely different forms of leisure, recreation and tourist attraction.*

Response: This statement is inaccurate and misleading. For the reasons given throughout this response it is clear that the proposals are in fact a similar form of leisure, recreation and tourist attraction to the existing offering at Piperdam. For example, the restaurant has the capacity for 320 covers which is comparable to the capacity of the Piperdam restaurant and

function suite. The proposed restaurant could host any number of events and functions that would bring it into direct competition with Piperdam.

- 8.11 *The proposal will enhance the range of existing facilities in rural Angus consolidating Piperdam as a regional and national recreation and tourist destination.*

Response: This statement ignores the significant adverse economic impact on Piperdam of the proposed development coming forward. If Piperdam is significantly weakened through trade draw and job displacement, this will inevitably result in a decline in its attractiveness. Therefore, at a time when the economy is fragile, approving the proposed development will not enhance the range of existing facilities in rural Angus. It will have a detrimental effect on the existing facilities.

- 8.12 *This development will further enhance Piperdam's status as rural employment and economic development hub providing variety and opportunity for local people.*

Response: Again this statement ignores the significant adverse economic impact of the proposals coming forward. The appellant has vastly overstated the opportunities for local people since job displacement from Piperdam to the new development would potentially not lead to any "new" jobs and could lead to an overall job loss.

- 8.13 *The farm shop and restaurant/café business model is built upon the concept of provenance whereby the food prepared in the restaurant and café are sourced locally with the constituent ingredients available to buy in the farm shop.*

Response: This is not a planning consideration. The farm shop will be authorised as Class 1 retail and therefore although the intention may be to bring a farm shop forward just now with a focus on provenance of goods, in the absence of any planning controls it will be possible to bring forward a small convenience store such as a Tesco Metro or Sainsburys Local in this location at any time in the future.

- 8.14 *The UK's exit from the EU has impacted significantly on the local farming and fishing industries whereby access to European markets is constrained.*

Response: This is not a relevant planning consideration.

- 8.15 *The business model underpinning the proposed development seeks to ensure that the same local producers can access and develop their footing in the Scottish food and drink and recreation and tourism sectors while providing employment opportunities to local people living in Fowlis, Muirhead, Birkhill and surrounding area.*

Response: The business model approach is not something that can be taken into account as a planning consideration. Further, the employment opportunities to local people must be viewed in the context of job displacement from Piperdam.

- 8.16 *The proposal will create 38 full time equivalent jobs directly while indirectly creating local opportunities in food production, supply and freight/logistics.*

Response: Again, this statement fails to take into account job displacement. Analysis carried out by PGLR indicates that there will be up to 55 full time equivalent jobs lost at Piperdam if the development proposal comes forward. The figure provided by the appellant of 38 jobs is a gross figure. The net figure is likely to actually be negative (i.e. it may result in overall job losses). The wider job opportunities are likely to be overstated as well given the trade draw from Piperdam,

which will reduce food production demand there. This has not been taken into account. In addition, no evidence has been placed before the Council to support this statement. Under the terms of SPP, it is for the appellant to set out the net economic benefit of the application. Although it is the intention to run the farm shop based on provenance, in the absence of any controls there is no guarantee that this will be the case in perpetuity.

9 CONCLUSION

- 9.1 For the reasons given in this submission, we would respectfully request the LRB to uphold the Planning Officer's decision and refuse planning permission.

SHOOSMITHS

29 MARCH 2021

I support this development.

Angus should be supporting this project. It brings much needed investment to the area. It will create jobs, both in the construction and the running of this business. Showcase local produce and bring in much needed revenue to the council.

As I stated before, the Fife council gave the Balgove development the go ahead and it has not looked back. It draws in a great deal of revenue that comes from surrounding counties and tourisms. This is to be a similar development that will only enhance Angus.

All these things are important to our local community. At this time the county needs all the investment it can get and I am positive that Angus does not have that much investment that it can ignore investment from one of its own who has a proven business track record.

I would just like to say I am most disappointed as to how this planning application has been dealt with

This new venture is needed in Angus for jobs and tourism something of this calibre can only be an asset to the Angus area

Very disappointed local

Robert gray

Hi Sarah,

With regard to the above planning application being refused, I would like to add my backing to the ongoing appeal.

I understand that the planning did not go before councilors before being refused. I find this hard to believe and would like register my further support of this application.

I have known and dealt with Mr Mulholland for over thirty years and was in at the start of the development of the very successful Piperdam Golf & Leisure complex.

This brought great facilities to the region and I can only believe that this proposal would do the same and be done with due care and responsibility.

It would bring new employment, assist local businesses and farmers with the need for fresh local produce.

I do not see any reason for the planning being refused as this project would only benefit the local people and also attract visitors from further afield.

Kind regards,
Ronnie Laing.

Dear Sarah,

Regarding the refusal of planning permission, I still think the building should go ahead for a lot more positive reasons than negative ones. In this strange time with so many company's pulling out of Dundee and surrounding areas it's good to see local people still willing to invest their own money into a good family venue something that Dundee lacks. Also creating much needed employment in the area.

Thank you
Stuart Smith

Hello Sarah,

Further to my initial objections to the above I would like to add the following-

1. As has been said in previous objections we have adequate facilities of this nature in our area at present.
2. The area felled should be replanted shielding Piperdam from the busy B923 road noise.

Terry Smart

1 Osprey Crescent, Piperdam, Angus DD2 5GD

Sarah Forsyth
Committee Officer
Planning Department
Angus Council

25th March '21

Dear Ms Forsyth

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

Application for Review – Refusal of Planning Permission for Erection of Farm Shop, Restaurant, Café Building, Dwelling house for Staff Accommodation, Biomass Heating Plant and Associated Works at Land North of Piperdam Drive, Piperdam, Dundee – Forest Energy Scotland Ltd

Application No 20/00408/FULL - DMRC-2-21

I should like to make further comment regarding the appeal against refusal for the above planning application.

I should like to state that I support the decision of the Planning Officers.

In their appeal, the applicant has offered no evidence of a necessity for this enterprise. It would not boost recreation and tourism to the area; it would detract from an already well established business. The applicant has offered no evidence of unsatisfied demand.

There are a sufficient number of local farm shops, cafés and grocers in the vicinity.

There is no evidence to support the applicant's claim of economic benefit. Conversely this enterprise would be injurious to local businesses who have struggled to survive the restrictions in place to contain the Covid-19 pandemic. Additional demand has not been demonstrated by the applicant.

The applicant states that there would be additional jobs created. This will not be the case; it will only take jobs from other businesses.

The proposed development is in a totally unsuitable location and of unsuitable design and Contrary to the Angus Local Development Plan. The appeal offers nothing to contradict this assessment.

The proposed development is extremely close to a quiet residential area. The noise pollution from increased volume of traffic would be totally unacceptable.

The size and nature of the proposed development, which includes a stage area, is plan for large scale events. This would mean late night revellers. The proposed development is on an extremely fast and busy road with no pedestrian walkway and poor public transport.

The proposed development of this location is in contravention of the local area plan. It is also in opposition to the National Planning Framework 4, which is the protection of existing woodland. The felling permit was issued in 2019 with a directive to restock by June 2022. The direction to restock should now be enforced.

The destruction of the habitat of the endangered population of red squirrels, hedgehogs bats, owls, badgers and many other species is deplorable. To allow this proposed

Tigh an t-lasgair

1 Osprey Crescent, Piperdam, Angus DD2 5GD

development to proceed would set a dangerous precedent and encourage other developers to apply for felling without due regard to the detrimental effect on our precious endangered species.

The current housing and holiday resort is sympathetic to the rural nature of the area. It was screened from the road by trees before the felling.

Difficulties with drainage and water supply, present since the Piperdam development, have still not been resolved. The applicant does not address the extra pressure this proposed development would place on these services.

A major concern is that this proposed development is an underhand means of building housing as that would produce a more lucrative return for the developers.

I should like you to add the above to my previous objection.

Yours sincerely



Walter A S MacAulay

Tigh an t-lasgair

APPENDIX 4

APPLICANT RESPONSE TO FURTHER LODGED REPRESENTATIONS

Dear Sir/Madam

Application for Review – Refusal of Planning Permission for Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works at Land North of Piperdam Drive, Piperdam, Dundee – Forest Energy Scotland Ltd

In response to the letters of representation we comment as follows:

We note that a number of representations have been submitted in support of our Application for Review. These representations cite reasons pertaining to the locational and economic benefits the proposed development will generate especially at a time of significant decline in the leisure, tourist and food and drink sectors.

It is also recognised that a small number of objections maintain concern that the proposed development is contrary to the adopted Angus Local Development Plan and that no material considerations outweigh the primacy of the Plan to justify the approval of planning permission.

With this in mind it should be noted that the primacy of the Angus Local Development Plan 2016 is significantly diminished in that it is now 5 years old and will not be replaced until at least 2023. This means that the development strategy for Angus and underpinning policy framework is out of date and no longer aligns with the needs of Angus communities or the economy. While the Council may argue that theirs is a 10 year development strategy the provision of 10 year Development Plans was only introduced by the Planning (Scotland) Act 2019 which the current Angus Local Development Plan pre-dates.

When reading letters of objection the reader must remind themselves that the starting point for a letter of objection is subjective. Before considering the content of an application or in this instance the LRB Statement a decision has already been made to object. Therefore, any further consideration of the application or Application for Review will be skewed towards the negative. This is evident from the content of the representations submitted objecting to the Application for Review.

The objections to the Application for Review and LRB Statement maintain a contrived narrative that the application site comprises of protected open space. We have of course demonstrated through the LRB Statement that the site does not constitute protected open space and indeed falls within the development boundary of Piperdam. Were the site to be protected from development it would have been zoned as such by the Local Development Plan as other sites within development boundaries have been.

The objections have created a perception that the proposed development will adversely impact on Piperdam Leisure Resort. The objections assert that the appellant is required to provide evidence to demonstrate that the proposed development will not conflict or compete with Piperdam Leisure Resort. The representations make unsubstantiated claims of harm but cannot evidence this or state categorically what form harm will take.

Displacement of FTE is an arbitrary and absurd accusation. Staffing levels and employment at Piperdam Leisure Resort is a matter for that company and not the applicant. Applying this logic would mean that any new jobs created in the leisure, recreation or food or drink sectors in the local area would harm Piperdam Leisure Resort and result in a reduction in FTE.

The objections do not approach the proposed development or the LRB Statement objectively. There is failure to comprehend that while the cafe, restaurant and farm shop will contribute to the local leisure, recreation and food and drink sectors this does not mean competition as the proposed development is a completely different offering to that of Piperdam Leisure Resort. Where comparisons are drawn to the differences between the proposed development and Piperdam Leisure Resort the objectors assert that these differences are not material planning considerations. However, the objectors arguments amount to nothing more than economic competition which in itself is not a material planning consideration.

The objections make reference to hard surfacing material having been brought on to the application site. This material is needed to enable access for forestry vehicles and machinery used to shred root piles from felled trees. The small piles of soil present on the site are from shaking the roots as they are removed.

To clarify, the population of Piperdam and the location of the application site, does not meet the qualifying criteria for mainstream retailers such as Spar, Co-Op, Asda, Tesco, Sainsbury's or Waitrose to invest. We have no objection to the range of goods to be sold from the farm shop being restricted by planning condition of a s75 Legal Agreement.

Of grave concern is the objectors assertion that in order for Piperdam Leisure Resort to remain viable, for its owners to continue investing and to protect those it employs Angus Council must protect Piperdam Leisure Resort from other forms of leisure, tourist and food drink development. This would indicate that Angus Council is aligned to the success of one private company above all others rather than supporting economic diversification, job creation, sector growth, investment and opportunity.

We trust this information is sufficient to address the matters raised by the letters of objection to our Application for Review.