

Finance and Resources Committee

10.00am, Thursday, 12 August 2021

Servitude for Pipe Diversion at Hopetoun Road, South Queensferry

Executive/routine	Routine
Wards	01 - Almond
Council Commitments	None

1. Recommendations

It is recommended that Finance and Resources Committee approves the granting of a Deed of Servitude in favour of Ambassador Homes Limited under the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

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Report

Servitude for Pipe Diversion at Hopetoun Road, South Queensferry

2. Executive Summary

- 2.1 This report seeks Committee approval for the granting of a Deed of Servitude to Ambassador Homes for the diversion of a 375mm diameter sewer pipe approximately 109m in length.

3. Background

- 3.1 Planning Permission has been granted for a residential development comprising 124 dwellings, north of Ferrymuir Gait, South Queensferry, which is currently under construction by Ambassador Homes.
- 3.2 As part of the development, due to the volume of dwellings, the developer is required by Scottish Water to install a new offsite sewer. The existing sewer is at capacity and a diversion is required. The diversion route is located within Council land to the rear of Farquhar Terrace, off Hopetoun Road, South Queensferry as shown in Appendix 1- location plan. This land is largely unused and already contains other service infrastructure.
- 3.3 The proposed servitude will create a heritable and irredeemable right for the water pipes to be laid, maintained, repaired, renewed and accessed (with conditions).

4. Main report

- 4.1 The Council's Operational Estates and Parks and Greenspace services were consulted and agreed the route of the pipe diversion, together with reinstatement conditions and access route. To conclude matters, a servitude is required to formalise this agreement and grant the necessary rights to Ambassador Homes Limited and their successors in title. The following terms and conditions are proposed:
- 4.1.1 A right to lay, repair, maintain and if necessary, renew, and replace the pipes in, through or under the servitude area;

- 4.1.2 A right of pedestrian and vehicular access (without heavy machinery) to the servitude area along the access route at all reasonable times, subject to giving reasonable prior notice (except in an emergency);
- 4.1.3 A grassum payment of £10,000 to the Council; and
- 4.1.4 The developer will bear the Council's legal and surveyors fees and any costs associated with the works.

5. Next Steps

- 5.1 The Council will enter into a Deed of Servitude with Ambassador Homes Limited in accordance with the terms and conditions stated within this report.
- 5.2 The provision of the sewer diversion will increase the foul sewer capacity, serving the new homes within the development at Ferrymuir Gait, South Queensferry.
- 5.3 The reinstatement works will be completed, and the ground returned to its original condition.

6. Financial impact

- 6.1 The Council will receive a grassum payment of £10,000.
- 6.2 The Council's legal and administrative costs will be met by Ambassador Homes Limited.

7. Stakeholder/Community Impact

- 7.1 The sewer will serve the residents of the new housing development at Ferrymuir Gait, South Queensferry.
- 7.2 Council Parks officers from the North West neighbourhood office have been consulted and are in support of the project.
- 7.3 Ward members have been aware of the recommendations of the report.
- 7.4 The impact on equalities has been considered. The Integrated Impact Assessment (IIA) checklist has been completed and the outcome is that a full IIA is not required for this report. There is little relevance to equality and no negative impact on the environment given the services provided by sewer diversion.

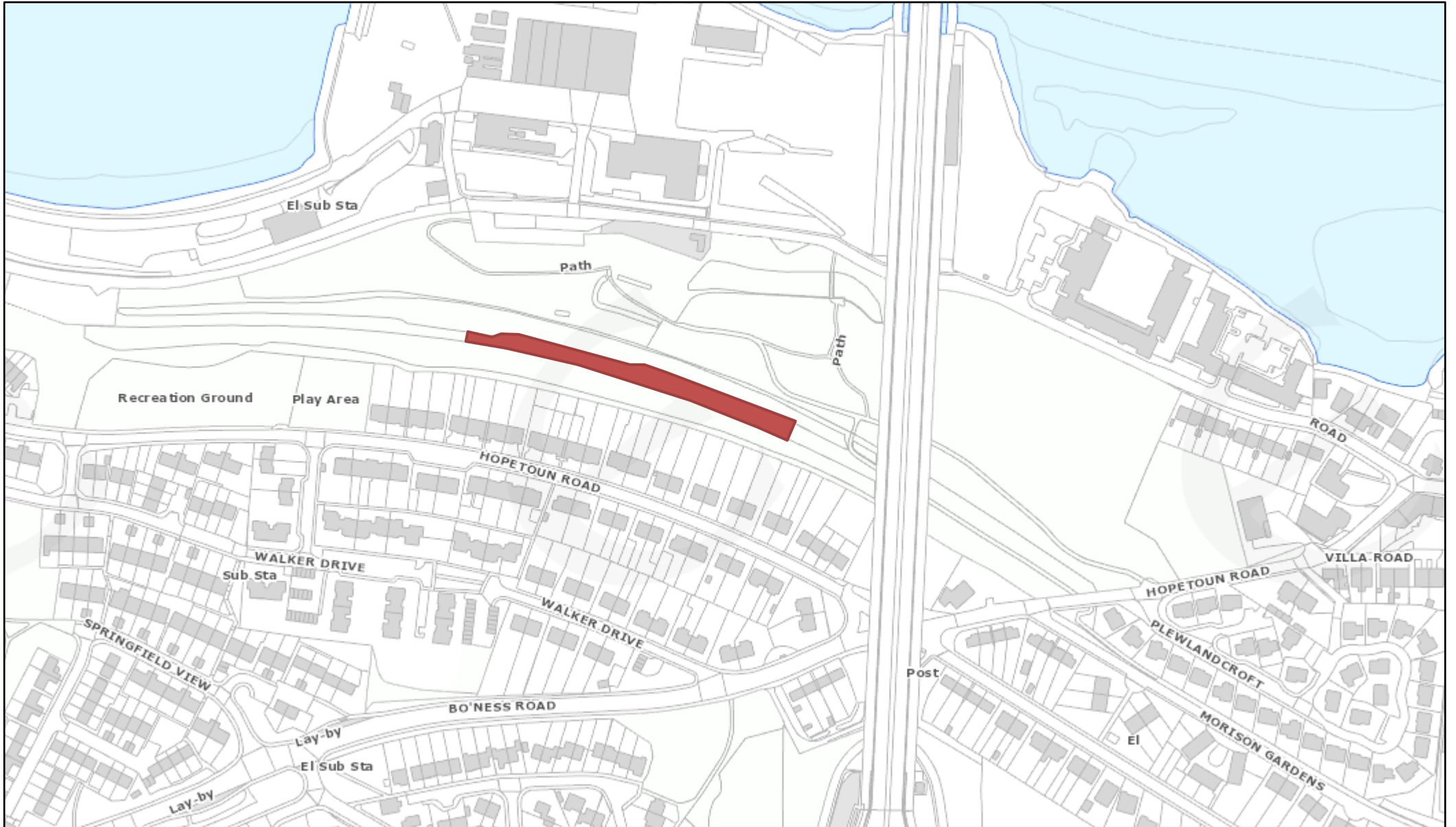
8. Background reading/external references

- 8.1 None.

9. Appendices

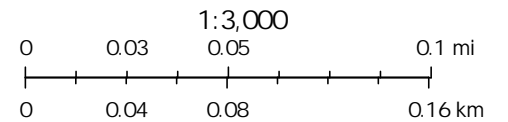
- 9.1 Appendix 1 – Location Plan.
- 9.2 Appendix 2 – Technical Drawing.

Location Plan



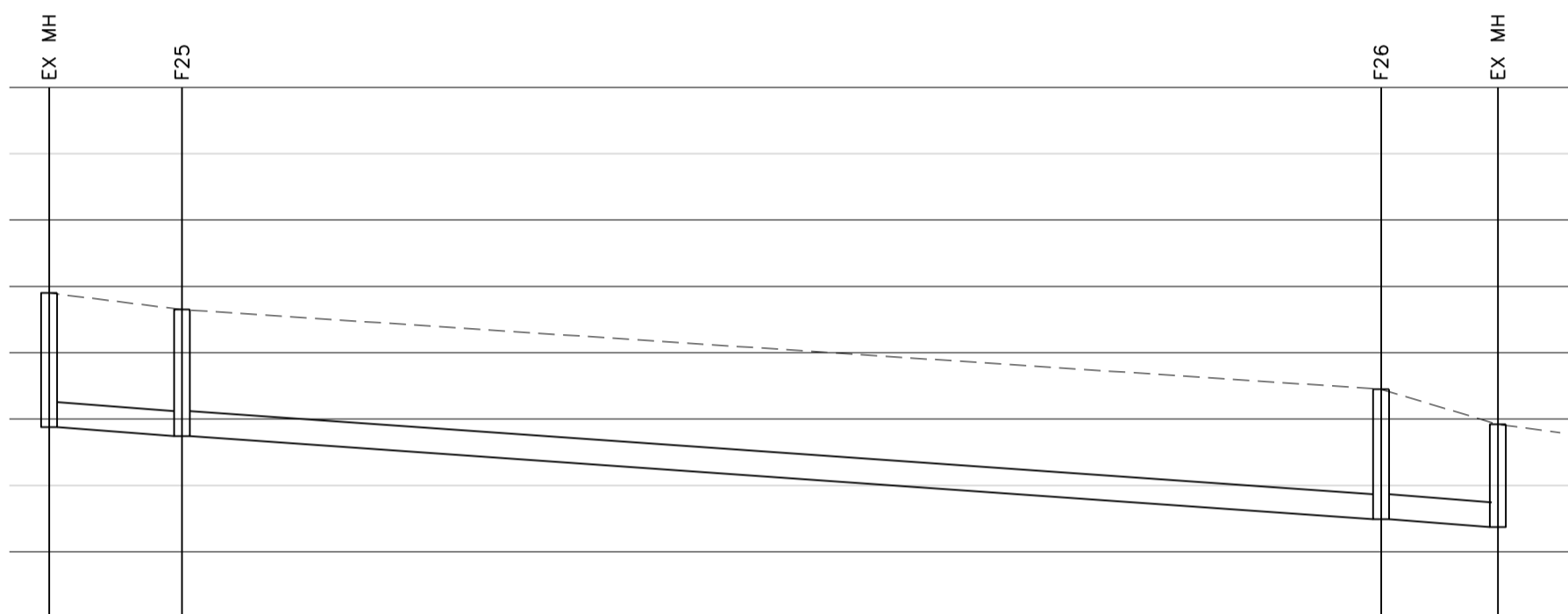
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 Override 1



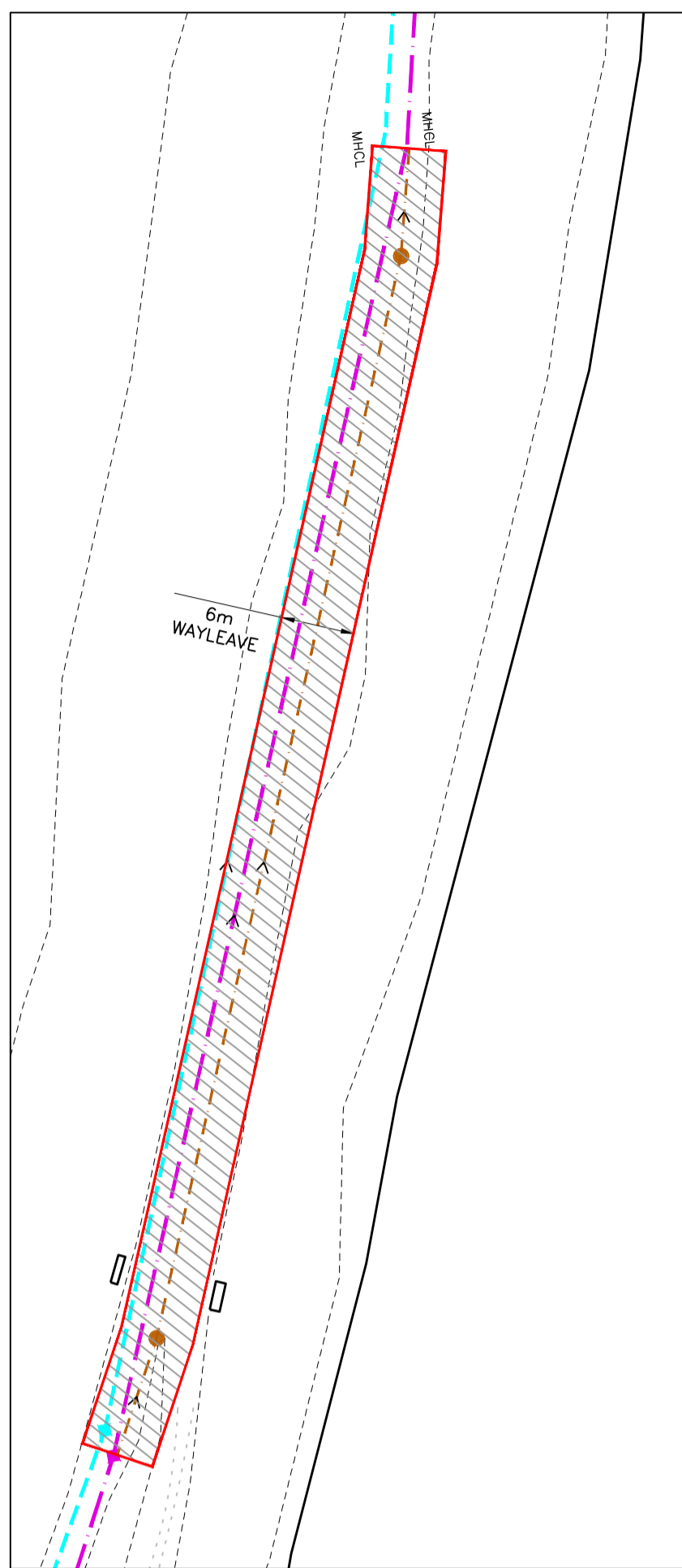
DRAINAGE NOTES:-

- SUBCONTRACTOR TO CHECK THE LINE/LEVEL AND DIAMETER OF ALL EXISTING SEWERS AT LEAST 7 DAYS PRIOR TO COMMENCING ANY SEWERAGE WORKS. THE ENGINEER IS TO BE ADVISED IN WRITING OF ANY DISCREPANCY AS A MATTER OF URGENCY.
- SEWERS TO BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR SCOTLAND, CURRENT EDITION PUBLISHED BY W.R.C. EXCEPT WHERE AMENDED BY SCOTTISH WATERS' SPECIFICATION AND DRAWINGS.
- ALL PIPES UP TO 450mm ϕ TO BE SMOOTH WALLED UPVC. ALL PIPES OVER 450mm ϕ TO 600mm ϕ TO BE THERMOPLASTIC STRUCTURED WALL PIPE. ALL UPVC PIPES TO BE TERRACOTTA IN COLOUR. ALL PIPES ABOVE 600mm ϕ SHALL BE CONCRETE, STRUCTURALLY REINFORCED POLYETHYLENE OR ENGINEERED THERMOPLASTIC. THE CONTRACTOR MUST OBTAIN APPROVAL FOR THE ACTUAL PIPE MANUFACTURER/SPECIFICATION CHOSEN BY SCOTTISH WATERS CLERK OF WORKS PRIOR TO COMMENCING LAYING.
- DISCONNECTING MANHOLES TO BE IN ACCORDANCE WITH BS.8301 AND SHOULD BE 1.2m FOR FOUL & 1.05m DEEP FOR SURFACE WATER UNLESS OTHERWISE NOTED OR INSTRUCTED. ALL DISCONNECTORS TO BE POLYPROPYLENE UP TO DEPTHS OF 1.2m & PRE-CAST CONCRETE RINGS FOR GREATER DEPTHS.
- THE LETTER 'F' TO BE PAINTED ON THE INTERNAL FCE OF ALL FOUL DISCONNECTING MANHOLES.
- ALL GULLY TAILS AND TAILS FROM DISCONNECTING MANHOLES TO MAIN SEWERS TO BE 150MM UPVC PIPES, AS APPROVED BY SCOTTISH WATER.
- ROCKER PIPES SHALL BE USED FOR PIPES LESS THAN 750mm NOMINAL DIA ENTERING AND LEAVING MANHOLES. MAXIMUM LENGTH NOT TO EXCEED 600mm.
- ALL PRECAST CONCRETE UNITS TO BE REINFORCED TO BS.5911, WITH ALL JOINTS BETWEEN PRECAST CONCRETE UNITS TO BE MADE WATER-TIGHT BY THE APPLICATION OF CEMENT MORTAR, TOKSTRIP OR OTHER SIMILAR APPROVED EQUAL. ALL MANHOLES SHOULD BE FULLY WATER-TIGHT ON COMPLETION OF CONSTRUCTION.
- THE LOWEST CHAMBER RING BEARING ON THE FOUNDATION, AND THE HIGHEST CHAMBER RING RECEIVING THE COVER SLAB, SHALL HAVE PLAIN ENDS AND BE BEDDED IN CEMENT MORTAR.
- MANHOLE ACCESS HOLE AND STEP IRON POSITIONS TO BE LOCATED TO GIVE THE GREATEST FREE AREA OF BENCHING IMMEDIATELY BELOW. STEP IRONS NOT TO PROTRUDE INTO THE 675mm SQUARE ACCESS OPENING IN SHAFT COVER SLAB.
- THE TOP STEP IRON TO BE LOCATED NOT LESS THAN 500MM AND NOT GREATER THAN 700mm FROM THE FINISHED MANHOLE COVER LEVEL.
- MANHOLE COVERS TO BE GRADE D400 BS EN124 DOUBLE TRIANGULAR COVER AND FRAME 150mm DEEP, WITH 675mm SQUARE OPENING, IN DUCTILE IRON. COVER TO BEAR THE REGISTERED CERTIFICATION MARK OF THE B.S.I.
- ALL PRECAST CONCRETE COVER SLABS TO BE HEAVY DUTY.
- CONCRETE FOUNDATION TO BE SCABBLED BEFORE PLACING THE GRANULITHIC FINISH. IF PURPOSE BUILT CHANNELS ARE NOT USED, THE GRANULITHIC MUST BE EXTENDED TO FORM THE CHANNEL.
- HEIGHT ADJUSTMENT TO MANHOLE COVER AND FRAME TO BE A MINIMUM OF 1 COURSE AND A MAXIMUM 2 COURSES OF CLASS B ENGINEERING BRICK.
- ALL METALWORK TO BE HOT-DIP GALVANISED TO BS EN 1501461.
- WHERE APPLICABLE, 3.0m MINIMUM IS REQUIRED BETWEEN THE OUTSIDE OF FOUNDATION TO THE OUTSIDE OF ADJACENT SEWER PIPE. FOUNDATION LEVEL TO BE TAKEN DOWN TO PROVIDE 45 DEGREE CLEARANCE TO SAME SEWER.
- WHERE EXISTING SERVICES MAY BE AFFECTED BY ANY CONSTRUCTION WORKS, THE SUBCONTRACTOR IS TO UNDERTAKE A SERIES OF HAND DUG TRIAL PITS TO VERIFY THAT THE EXISTING PUBLIC UTILITY PLANT WILL/WILL NOT BE AFFECTED, 7 DAYS BEFORE COMMENCING SAID WORKS.
- MAIN CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL FEES IN CONNECTION WITH PERMIT TO CONNECT/INFRASTRUCTURE CHARGES TO SCOTTISH WATER.
- GENERALLY, PIPES TO HAVE 900mm COVER IN DRIVEWAYS AND 600MM IN GARDENS TO AVOID THE NECESSITY OF CONCRETE SURROUND TO PIPEWORK.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SCOTTISH WATER PRACTICAL COMPLETION CERTIFICATE, COMPLETION CERTIFICATE, TRANSFER CERTIFICATE AND ANY FINAL ADOPTION REQUIREMENTS BY SCOTTISH WATER TO FACILITATE ADOPTION, AND SHOULD LIAISE WITH SCOTTISH WATERS INSPECTOR AS REQUIRED. ALL CERTIFICATES MUST BE ISSUED TO THE CLIENT & COPIED TO THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CCTV SURVEYS TO EXISTING AND NEW SEWERS, PRE, DURING AND ON COMPLETION OF WORKS AS REQUIRED BY SCOTTISH WATER TO ENSURE COMPLETION CERTIFICATE AND ADOPTION IS ACHIEVED.
- BUILDING DRAINAGE TO BE IN ACCORDANCE WITH BS EN 752:2008, BS EN:12056:2000 & BS EN 1610:2015.

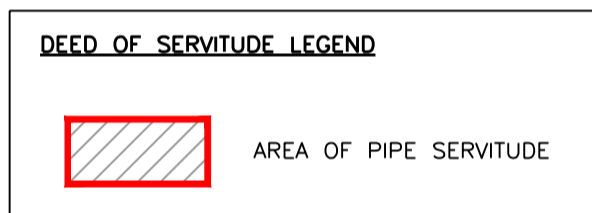


GROUND LEVEL				
FOULWATER COVER LEVEL	12.900	12.650	11.450	10.920
FOULWATER INVERT	10.880	10.742	9.492	9.370
FOULWATER DETAILS	Dia 375 Circular PVCu 1 in 72		Dia 375 Circular PVCu 1 in 72	
FOULWATER LENGTHS	10.021	90.429	8.806	

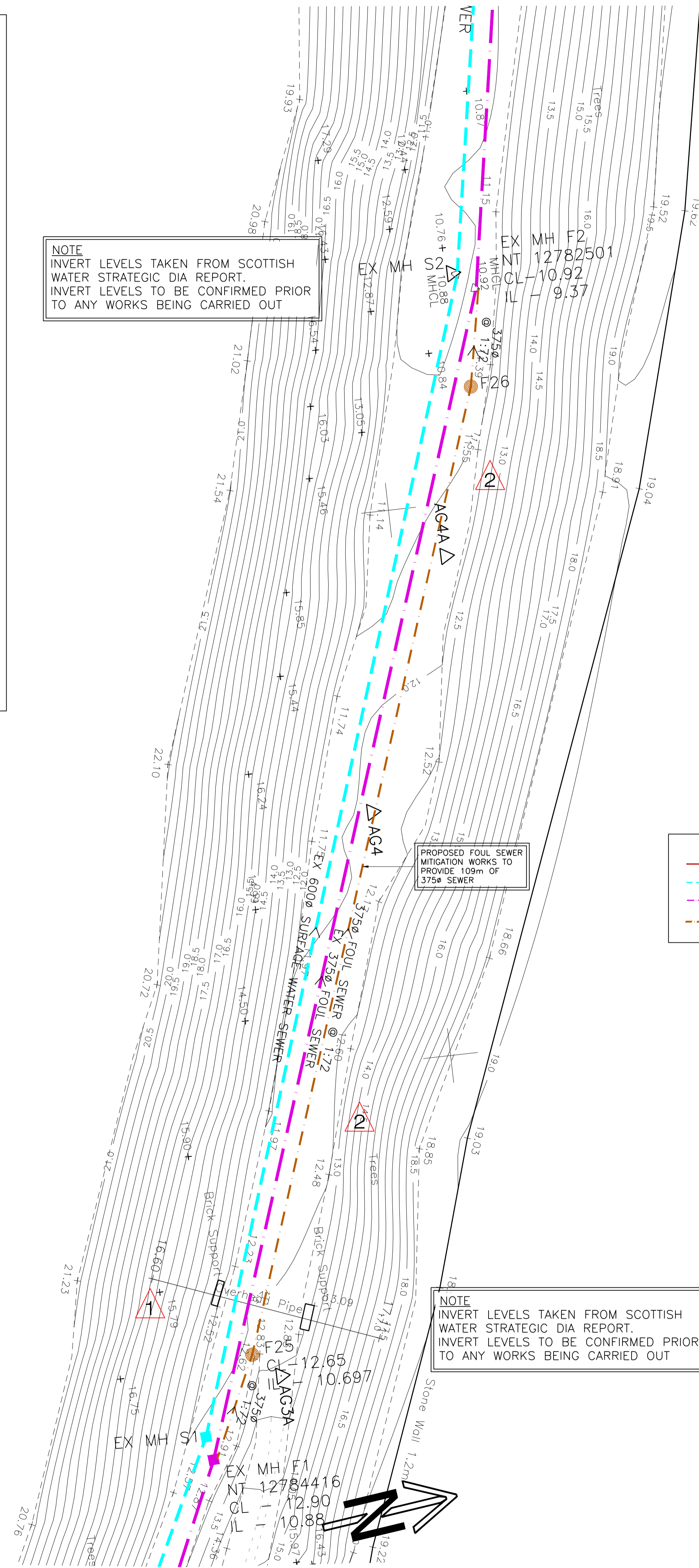
Manhole Number	Cover Level	Connections	Pipe			Manhole Size	Types	
			Code	Inverts	Dioms		Manhole	Cover
F25	12.650		1	10.742	375	1200	B	D400
E. 312375.038 N. 678478.948	1.908		0	10.742	375			
F26	11.450		1	9.492	375	1200	A	D400
E. 312289.654 N. 678508.731	1.958		0	9.492	375			



DEED OF SERVITUDE LAYOUT
SCALE 1:500



NOTE
INVERT LEVELS TAKEN FROM SCOTTISH WATER STRATEGIC DIA REPORT.
INVERT LEVELS TO BE CONFIRMED PRIOR TO ANY WORKS BEING CARRIED OUT



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NOTES

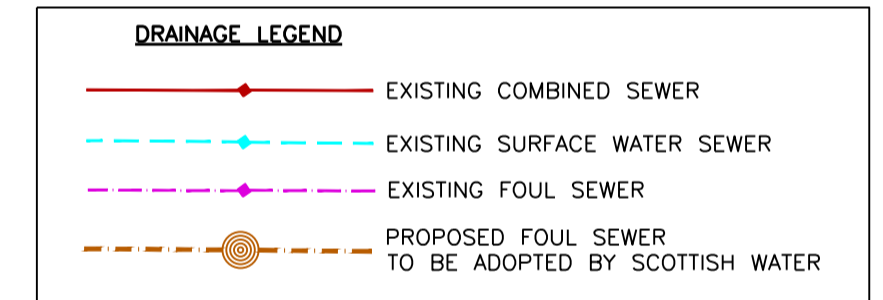
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- THE CONTRACTOR AND HIS SUBCONTRACTORS/ SUPPLIERS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.
- DO NOT SCALE THIS DRAWING, ONLY USE FIGURED DIMENSIONS. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE ENGINEER ANY DISCREPANCIES CONTAINED IN THIS DRAWING PRIOR TO WORK COMMENCING. WHERE REQUIRED THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGN DRAWINGS & SPECIFICATIONS.
- ALL WORK TO CONFORM TO THE RELEVANT EUROCODES / BRITISH STANDARDS AS APPLICABLE.
- THIS DRAWING MUST BE READ IN ACCORDANCE WITH THE BAYNE STEVENSON ASSOCIATES LTD HAZARD & RISK ASSESSMENT DOCUMENT. THE CONTRACTOR SHOULD ENSURE THE SPECIFICATION DOCUMENT IS AVAILABLE ON SITE FOR USE BY ALL CONTRACTORS.

THIS DRAWING MUST BE READ IN CONJUNCTION WITH BAYNE STEVENSON ASSOCIATES LTD HAZARD & RISK ASSESSMENT DOCUMENT. THE CONTRACTOR SHOULD ENSURE THE H & R DOCUMENT IS AVAILABLE ON SITE FOR USE BY ALL SITE PERSONNEL.

RESIDUAL HAZARDS IDENTIFIED DURING THE DESIGN STAGE THAT CONTRACTORS MUST TAKE COGNIZANCE OF:

HAZARD	DETAILS
1	OVERHEAD SERVICES
2	DEEP EXCAVATION ADJACENT TO MATURE TREES

THIS DRAWING HAS BEEN PREPARED UTILISING, AS ITS BASE, ARCHITECTS DRAWING No. 18027(PL)010 REV 'R'. THE CONTRACTOR IS TO CHECK THE CURRENCY OF THE ARCHITECTS DRAWING, ADVISE OF ANY DISCREPANCIES AND THEREAFTER SEEK FURTHER INSTRUCTION IF FOUND TO DIFFER.



C	Pipe size amended on schedule & section.	SP	CS	14.05.21
B	Deed of servitude layout added.	SP	CS	14.05.21
A	Topographical survey added to plan. Section updated to suit survey levels and schedule added.	SP	CS	10.05.21

Rev	Description	By	Chk	Date
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Client
Ambassador Homes

Project
Ferrymuir Gait, South Queensferry

Drawing Title
Offsite Sewer Upgrades

Issue Status

Approval

Drawing Number

J5096-018

Scale	Size	Date	Drawn	Chk	Revision
1:500	A1	05.03.19	SP	CS	C