



Glencaple Growth Project Engagement Briefing

09/03/26



Agenda

01

02

03

04

05

**Project
Overview**

**Project
Timeline/
Lifecycle**

**Addressing
Objections**

**Keeping you
informed**

**AOB
Questions**

Project Overview

What are we doing?

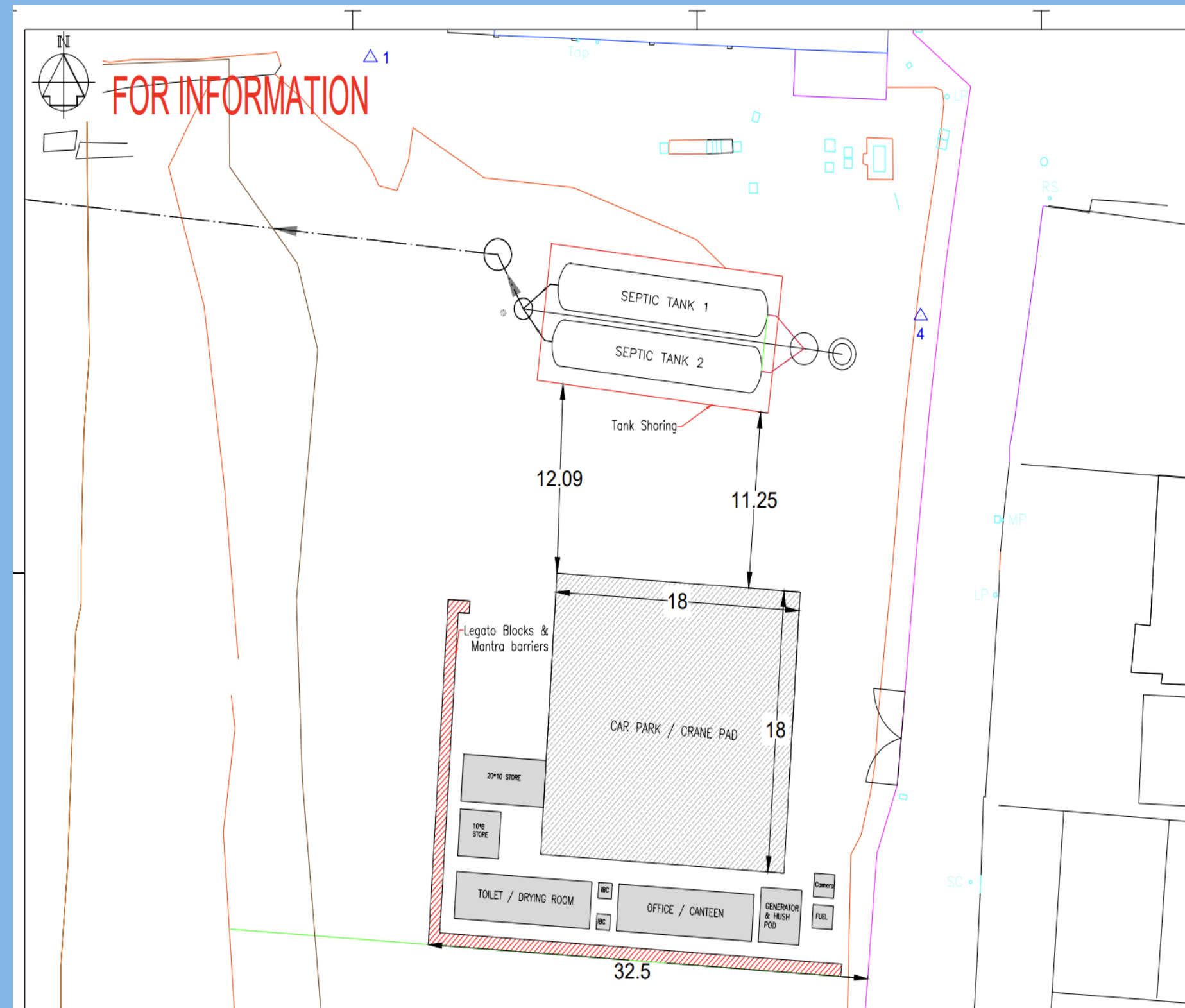
- Installation of two new septic tanks replacing the existing septic tank structure
- Existing outfall pipe will be abandoned and a new outfall pipe and outfall structure installed
- A Grasscrete hardstanding area will be installed for access to site and a kiosk for sludge draw off

Why are we doing this?

- Due to the growth of the area and the probability of further expansion and growth within the community

Investment

- £2 Million investment



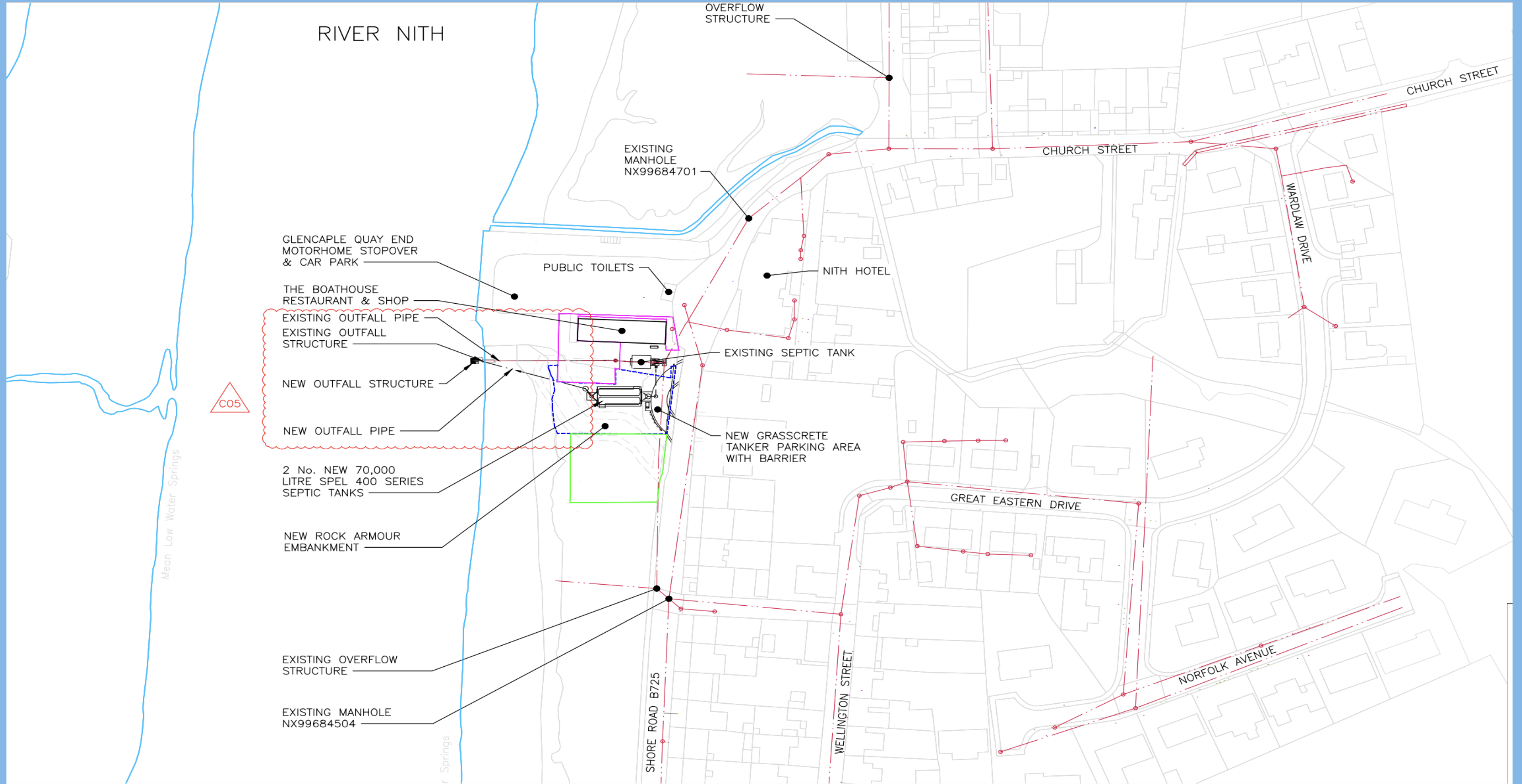
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RIVER NITH

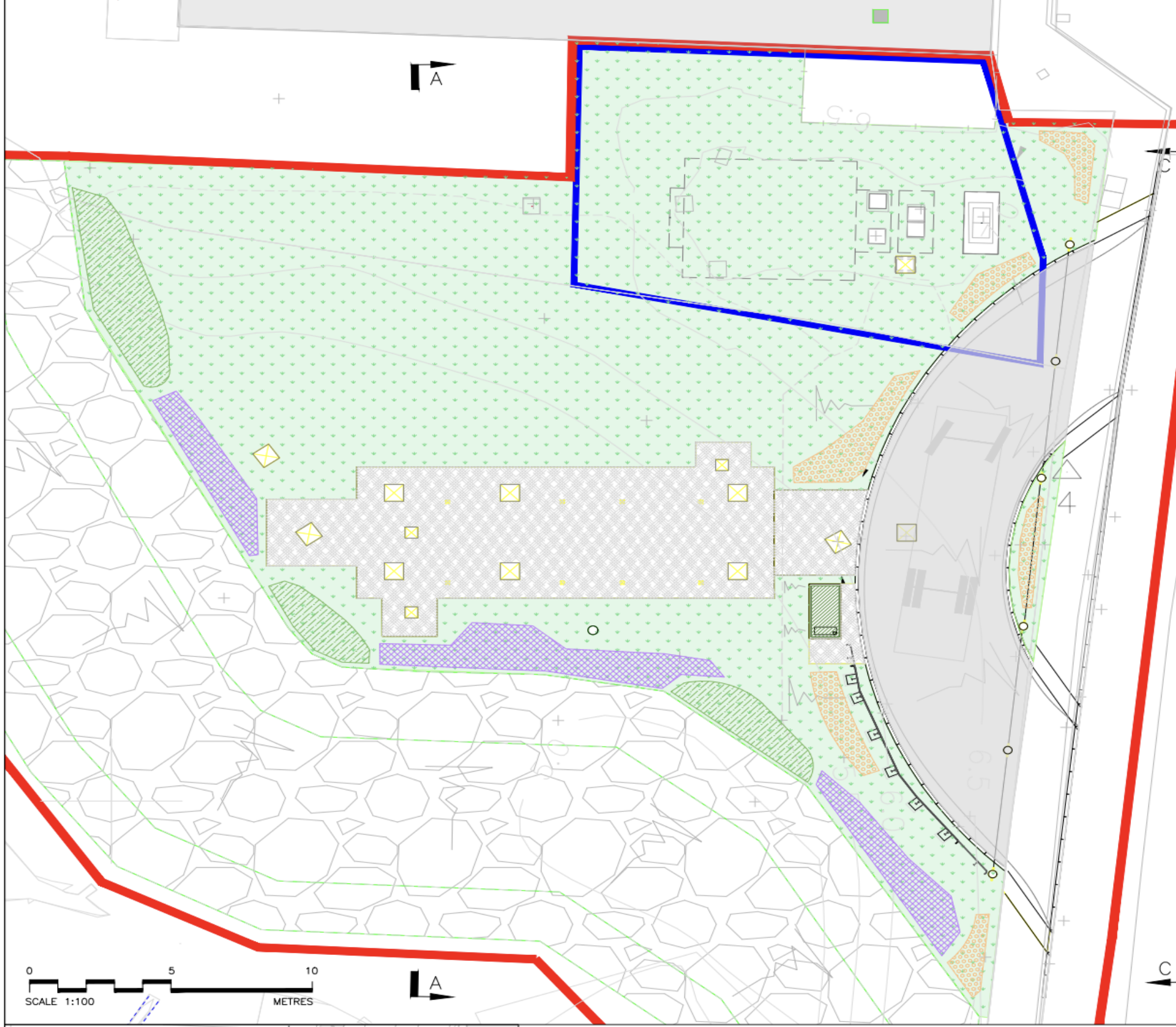


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SPECIFICATION NOTES:

EXISTING SOIL

Areas that have been disturbed by the works are to be regraded to smooth, flowing contours and cultivated to a reasonably even fill and removing stones over 50mm in longest dimension.

TOP SOIL

All topsoil shall comply with BS 3882:2015- loamy, friable topsoil. Ensure any imported soils are free of contaminants. Topsoil shall be laid to a depth of 300mm over free-draining subsoil layer.

PLANT MATERIAL

All plants are to be grown in UK, and comply with BS 3936 - Nursery stock. All plants should be available for inspection by LA and approved at the growing nursery or on site before incorporation in the works.

PLANTING SEASON

Planting to take place between November and early March in frost free conditions.

SHRUB PLANTING

Plants to be planted in 200x200x200mm pits, backfill to consist of topsoil mixed with 25% peat free compost. Plants to be watered in following planting and all shrub areas to receive a 75mm depth of landscape grade bark mulch (10-40mm).

All plant failures within the first 5 years to be replaced with similar age/species.

ROOT BARRIER

For all planting within 3m of service/pipe lines or structures, root barriers must be used. Root barriers to be min 2m offset from the service/pipe line/ structure. Root Barrier 325 as supplied by green-tech or similar approved.

MEADOW SEEDING

Spread stripped and stored topsoil over areas to be planted and seeded to a depth of 300mm. Cultivate to smooth flowing contours, tying neatly into existing adjacent levels. Before sowing grasses remove any existing vegetation - treat self seeded growth with Glyphosate systemic herbicide at least one week prior to planting and remove dead plant material. Using a mechanical rotivator (or rake by hand in small areas) prepare a fine seed bed.

In early spring (or late autumn) sow seed mixes (in accordance with suppliers' instructions) at a rate of 3g/m² and either harrowed in or hand sown and firmed in as appropriate. No fertiliser to be used in soil preparation. Area to be watered on completion if no rain forecast.

Recommended Seed mixes:

Scotia Seeds Coastal Meadow Mix (SCM7)

WILDFLOWER PLUG PLANTING

Planting period from late September to May. Delay planting if the soil is dry, hard or frozen.

Preparation: Strim/cut areas of any long grass in plug planting areas prior to planting and remove arisings. Water the plugs before planting.

Planting: Plant at a density of 5 per m² in groups of 5-10 of the same species to form natural drifts. Make a hole in the ground as deep as the plug with a trowel and firm in well by hand to prevent them being pulled up by birds or small mammals.

Establishment period: Keep the plants well watered during the first 6 weeks after planting to reduce failures. Mow/strim areas on highest setting (10cm) to stop grasses covering the wildflower plants. Once established stop mowing.

Maintenance: Areas with wildflower perennials may be cut to 10cm annually after flowering and the seed has set, arisings should be removed.

All planting to take place no later than the first planting season following completion of the main works.

PLANT SCHEDULES

Native Shrub Planting

Note: to be planted in groups of 3-7 of the same species

Total Planting Area approx 27 m²

%	No	Species	Specification	Centres (m)
30	16	Crataegus monogyna Hawthorn	1+1 or 1/1 Transplants, 40-60cm height. Bare Root.	0.7
70	38	Rosa pimpinellifolia Scotch/Burnet Rose	1+1 or 1/1 Transplants, 40-60cm height. Bare Root.	0.7

SEED MIXES

Scotia Seeds or equal and approved. Coastal Meadow Mix (SCM7). Sown at a rate of 3g/m²

Native Bulb Planting

Planted at a density of 70 bulbs/m² in groups to form natural drifts

No	Species	Size	Density- plants/sqm	planting depth	Approx Total Area
1400	Narcissus pseudonarcissus Native dafodill	9/10+	70	10-15cm	20



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Approx Project Timeline/Lifecycle*

- Marine License applied for Oct 2024 – rolled over to new application in 2025
 - Planning application registered – May 2025
 - Planning approved subject to conditions – Oct 2025
 - Planning conditions released – March 2026
 - Marine License granted – March 2026
- Marine license states we can only work March-July (above high water springs)
- Start on site date – 16th March 2026



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Addressing Objections

Design and Environment

- Minimal environmental impact, with ecology and archaeological measures in place.
- Preserve scenic views.
- Blend with the landscape.
- Monitoring of bird movements – potential for Kites.
- Watching brief – planning officer will be provided updates.
- Boat model on site will be 3D scanned before work begins and the best option for preservation will be enacted.
- Wild flower planting and full reinstatement in line with planning conditions.

Site and Community Impact

- Traffic management and temporary compound plans will minimise local disruption.
- Noise levels kept to minimum where possible.

Construction and Maintenance

- Low-impact design: Existing infrastructure to be used.
- Long-term maintenance involves tank emptying once or twice a year.



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Addressing Objections

Sandstone

- Sourced locally in line with existing aesthetics



Ventilation Stack

- Galvanized Steel



Keeping you informed

- **Inform MSPs, Councillors, Community Groups with regular updates**
- **Press releases**
- **Targeted Social Media**
- **Website – Project Page**
- **Letters to local area**
- **Use advance warning signs at side of road/TM signage**



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AOB/Questions?



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