

ENVIRONMENT AND INFRASTRUCTURE**To:** HEAD OF PLANNING AND REGULATORY SERVICE**FAO:** Carlos Clarke**Your Ref:** 16/00953/FUL**From:** HEAD OF ENGINEERING & INFRASTRUCTURE**Date:** 22nd August 2016**Contact:** Lauren Addis**Ext:** 6517**Our Ref:** B48/2160

Nature of Proposal: Removal of existing summer house and erection of garden room**Site:** Beechwood, Lawyer's Brae, Galashiels, Scottish Borders TD1 3JQ

In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is not at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year.

The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given.

Due to copyright restrictions I cannot copy the map to you however, if the applicant wishes to inspect the maps they can contact me to arrange a suitable time to come in and view them.

As this development lies out with the functional flood plain, I have no objections on the grounds of flood risk.

Please note that this information must be taken in the context of material that this Council holds in fulfilling its duties under the Flood Risk Management (Scotland) Act 2009.

Lauren Addis
Technician
Flood Risk & Coastal Management

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 10th August 2016

Contact: Carlos Clarke ☎ 01835 826735

Ref: 16/00953/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 31st August 2016, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 31st August 2016, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr & Mrs Doyle

Agent: A McGill Architectural Services

Nature of Proposal: Removal of existing summer house and erection of garden room

Site: Beechwood Lawyer's Brae Galashiels Scottish Borders TD1 3JQ

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

There are no archaeological implications for this proposal.