

# Consultation Reply



## ENVIRONMENT AND INFRASTRUCTURE

**To:** HEAD OF PLANNING AND REGULATORY SERVICE

**FAO:** Stuart Herkes

**Your Ref:** 18/01330/FUL

**From:** HEAD OF ENGINEERING & INFRASTRUCTURE

**Date:** 29<sup>th</sup> October 2018

**Contact:** Ian Chalmers

**Ext:** 5035

**Our Ref:** B48/2605

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**Nature of Proposal:** Change of use from public bar and alterations to form residential flat

**Site:** Mansfield Bar 16 Mansfield Road Hawick

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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 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.

Hydraulic modelling was produced for the Hawick Flood Protection Scheme which further demonstrates that the proposed development lies within the 1 in 200 year (0.5%) inundation outlines for the River Teviot. This study is anticipated to be more accurate than the indicative mapping although no warranty is given.

There has also been evidence of flooding on Mansfield Road during recent flood events such as in December 2015.

As this property is at risk of flooding and will be introducing a residential property into the functional flood plain (1 in 200 year flood extent), I would object to this proposal on the grounds of flood risk.

Please note that although the Hawick Flood Protection Scheme is at detailed design stage at present, this will only protect Hawick to a 1 in 75 year flood event.

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.

Ian Chalmers  
Engineer – Flood and Coastal Management

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	Roads Planning Service		<b>Contact e-mail/number:</b>	
<b>Officer Name and Post:</b>	Paul Grigor Roads Planning Service		<u><a href="mailto:pgrigor@scotborders.gov.uk">pgrigor@scotborders.gov.uk</a></u> <b>01835 826663</b>	
<b>Date of reply</b>	1 <sup>st</sup> November 2018		<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	18/01330/FUL		<b>Case Officer:</b> Stuart Herkes	
<b>Applicant</b>	Mr Brian Lee			
<b>Agent</b>	Aitken Turnbull Architects Ltd			
<b>Proposed Development</b>	Change of use from public bar and alterations to form residential flat			
<b>Site Location</b>	Mansfield Bar 16 Mansfield Road Hawick Scottish Borders TD9 8AB			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
<b>Background and Site description</b>				
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	No Roads objections			
<b>Recommendation</b>	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
<b>Recommended Conditions</b>				
<b>Recommended Informatives</b>				

**Signed: Alan Scott**