

Consultation Reply

ASSETS AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Scott Shearer

Your Ref: 21/00793/FUL

From: HEAD OF ASSETS AND INFRASTRUCTURE

Date: 25/06/2021

Contact: Raffaella Diesel

Ext: 6977

Our Ref: B48/3086

Nature of Proposal: Partial change of use of shop and alternations to form manager's flat
Site: Shop, 43 High Street, Hawick

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 view them.

Additionally, hydraulic modelling was produced as part of the pre-scheme flood survey for the Hawick FPS, which demonstrates that the proposed development lies outside the 1 in 200 year (0.5%) plus climate change inundation outlines for the Teviot. This study is anticipated to be more accurate than the indicative mapping although no warranty is given.

Therefore, I have no objection to this proposal on the grounds of flood risk.

The applicant should be made aware that flooding can occur from other sources including run-off from surrounding land, blocked road drains, surcharging sewers and blocked bridges and culverts.

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.

Technician – Flood and Coastal Management

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:	
Officer Name and Post:	Craig Johnston Roads Planning Technician	Crag.johnston@scotborders.gov.uk 01835826856	
Date of reply	05/07/2021	Consultee reference:	
Planning Application Reference	21/00793/FUL	Case Officer: Scott Shearer	
Applicant	Ms Ha Pham		
Agent	Aditus Architectural Services		
Proposed Development	Partial change of use of shop and alterations to form manager's flat		
Site Location	Shop 43 High Street Hawick Scottish Borders TD9 9BU		
<p><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></p>			
Background and Site description			
Key Issues (Bullet points)			
Assessment	<p>The site is located within the town centre and allows for easy access to the town's amenities and public transport.</p> <p>The proposal is unlikely to have a significant impact on vehicular movements, and whilst there is no parking provided within the site, there is adequate on-street parking opportunities surrounding the site.</p> <p>It should be noted due to the restrictions on travel as a result of the Covid-19 pandemic at the time of writing, no site visit has been undertaken and the comments made above are based purely on the information submitted with this application and local knowledge.</p>		
Recommendation	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions <input type="checkbox"/> Further information required

Signed: PG