

Consultation Reply

INFRASTRUCTURE AND ENVIRONMENT

To: Chief Planning Officer

FAO: Carlos Clarke

Your Ref: 22/00127/FUL

From: Head of Infrastructure and Environment

Date: 01/02/2022

Contact: Ian Chalmers

Ext: 5035

Our Ref: 3199

Nature of Proposal: Change of use from Industrial (Class 4,5,6) to Fitness Studio (Class 11)
(retrospective)

Site: Unit C Whinstone Mill Netherdale Industrial Estate Galashiels

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 view them.

Although the site is shown at flood risk within SEPA’s Mapping, in 2014 the Galashiels Flood Prevention Scheme was completed, providing a 1 in 200 year level of protection from the Gala Water to the Netherdale area, including this site.

Furthermore, this change of use will not have a significant effect on the storage capacity of the functional flood plain or affect local flooding problems.

Considering the above, I have no objection to this application 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.

Ian Chalmers
Engineer – Flood and Coastal Management

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Alan Scott Senior Roads Planning Officer		ascott@scotborders.gov.uk 01835 826640
Date of reply	21 st February 2022	Consultee reference:	
Planning Application Reference	22/00127/FUL	Case Officer: Carlos Clarke	
Applicant	Ms Daina McFarlane		
Agent	N/A		
Proposed Development	Change of use from Class 4, 5, 6 to Class 11 (fitness studio)		
Site Location	Unit C, Whinstone Mill, Netherdale Ind Est, Galashiels		
<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>			
Background and Site description			
Key Issues (Bullet points)			
Assessment	I have no objections to this proposal. As the parking levels associated with a Class 11 use are within the levels of the current class use, I will not require any additional information regarding this.		
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
Recommended Conditions			
Recommended Informatives			

Signed: DJI