

Consultation Reply

ASSETS AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Brett Taylor

Your Ref: 21/01618/FUL

From: HEAD OF INFRASTRUCTURE AND ENVIRONMENT

Date: 22/12/2021

Contact: Raffaella Diesel

Ext: 6977

Our Ref: 015-SCR

Nature of Proposal: Erection of dwellinghouse

Site: Land South West of Castleside Cottage, Ashkirk, Selkirk

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.

As we stated in a meeting with the land owner on 28th May 2021, given the small extent of the indicative flood envelope of the Ale Water within the site, a Flood Risk Assessment would not be required.

However, in an email from 8th June 2021 I stated that *“Given the SEPA flood maps and the topography of the land on either side of the Ale Water, the site itself is unlikely to be at flood risk. FFL at 183.6mAOD, or higher, would be acceptable. This would be at least 400mm above the road.”* (The indicative 1:200 flood envelope covers the entire public/access road.)

I note that the Finished Floor Levels (FFL) are proposed to be 183.192mAOD. We would require the FFL to be at least 183.6mAOD.

In the same email I also stated that *“...the applicant still needs to consider the ditch/culvert that is indicated at the back of the site...”*

The submitted Planning Statement states that *“the open drain being removed as part of current drainage work.”*

As the drain has been removed and the western part of the site has a steep slope, 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.

As access and egress to the development may also be affected by flood waters, should approval be given, I would recommend that, to receive flood warnings from SEPA, the applicant signs up to FLOODLINE at www.sepa.org.uk or by telephone on 0345 988 1188.

As the site is close to the Ale Water pollution prevention measures should be put in place during construction works to ensure the works do not cause siltation or contamination of the watercourse. The proposed measures should be submitted to the Planning Authority for approval.

Considering the scale of the proposed development do not think an EIA is required and that potential pollution of the watercourse can be avoided with appropriate measure.

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