

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	Flood & Coastal Management	<b>Contact e-mail/number:</b>		
<b>Officer Name and Post:</b>	Paul Grigor Flood Engineer	<a href="mailto:pgrigor@scotborders.gov.uk">pgrigor@scotborders.gov.uk</a> 01835 826663		
<b>Date of reply</b>	14 <sup>th</sup> February 2023	<b>Consultee reference:</b> 3400		
<b>Planning Application Reference</b>	23/00056/FUL	<b>Case Officer:</b> Ranald Dods		
<b>Applicant</b>	Two Rivers Veterinary Practice Ltd			
<b>Agent</b>	Ericht Planning & Property Consultants			
<b>Proposed Development</b>	Change of Use from Class 4 to Class 2 Veterinary Practice			
<b>Site Location</b>	Suite 2 1 Rowan Court Cavalry Park Peebles Scottish Borders EH45 9BU			
<b><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>				
<b>Background and Site description</b>				
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	<p>In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water &amp; 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 1000 years. That is the 0.1% annual risk of a flood occurring in any one year.</p> <p>The Indicative River &amp; 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.</p> <p>Due to copyright restrictions, I cannot copy the map to you. If the applicant wishes to inspect the maps, they are publicly available to view at <a href="https://map.sepa.org.uk/floodmaps">https://map.sepa.org.uk/floodmaps</a>.</p> <p>However, the Council does have its own flood mapping for this area which is more accurate than the SEPA maps. Based on the information held this site is outwith flood envelope and is therefore not at risk from flooding.</p> <p>Given the above I have no objections to this proposed change of use.</p>			
<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>				

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<b>Comments provided by</b>	<b>Roads Planning Service</b>		
<b>Officer Name, Post and Contact Details</b>	<b>Alan Scott Senior Roads Planning Officer</b>		<a href="mailto:ascott@scotborders.gov.uk">ascott@scotborders.gov.uk</a> <b>01835 826640</b>
<b>Date of reply</b>	15 <sup>th</sup> February 2023	<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	23/00056/FUL	<b>Case Officer:</b> Ranald Dods	
<b>Applicant</b>	Two Rivers Veterinary Practice Ltd.		
<b>Agent</b>	Ericht Planning & Property Consultants		
<b>Proposed Development</b>	Change of class use from 4 to 2		
<b>Site Location</b>	2 Rowan Court, Cavalry Park, Peebles		
<i><b>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.</b></i>			
<b>Background and Site description</b>			
<b>Key Issues (Bullet points)</b>			
<b>Assessment</b>	I have no objections to this proposal.		
<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: DJI**