

Consultation Reply

ASSETS AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Ranald Dods

Your Ref: 21/00987/FUL

From: HEAD OF ASSETS AND INFRASTRUCTURE

Date: 08/07/2021

Contact: Kieran McKillop

Ext: 8096

Our Ref: B48/3085

Nature of Proposal: Change of use of land to site 13no self-storage containers

Site: Land North of Brown Bros Ltd, George Street, Peebles

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.

Hydraulic modelling was produced in the area which demonstrates that the proposed development lies within a flood envelope. The modelling shows that flooding can occur up to ½ a meter depth in a 1:200 year flood event. This study is anticipated to be more accurate than the indicative mapping although no warranty is 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 0845 988 1188. It would also be advisable for the applicant to develop an evacuation plan for the building during times of flood warning.

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.

Whilst I would approve this application on flood terms I would like to ensure that the client is aware that any work undertaken is at your own commercial risk. I would also advise that the storage units and associated fixings are securely anchored to the ground in an approved manner to prevent them being washed away in a flood causing potential damage downstream and blocking culverts and bridges.

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.

Kieran McKillop
Technician – Flood and Coastal Management