

Consultation Reply

INFRASTRUCTURE AND ENVIRONMENT

To: Chief Planning Officer

FAO: Ranald Dods

Your Ref: 22/00422/AMC

From: Head of Infrastructure and Environment

Date: 13th May 2022

Contact: Ian Chalmers

Ext: 5035

Our Ref: 3263

Nature of Proposal: Erection of block of residential flats comprising 14 No units with associated parking and access (approval of all matters specified in planning permission 19/00182/PPP)

Site: Site in Grounds of Kingsmeadows House, Kingsmeadows Road, Peebles, Scottish Borders

In September 2019 and May 2020, our department provided a formal response to the planning application referenced 19/00182/PPP.

Within, it was stated that we held no objections to the application on the grounds of flood risk, after a suitable Flood Risk Assessment (FRA) was submitted and the plans submitted to show finished floor levels of 159.02mAOD, a level above the 1 in 200 year flood level, plus freeboard. Furthermore, in principle we had no objection to the drainage plans, as the Preliminary Drainage Strategy showed that attenuation storage will be provided and accommodate the 1 in 200 year plus climate change storm event.

This application has updated the proposals in 19/00182/PPP, my comments are below.

The FRA submitted for the previous application is still appropriate. This showed that any flooding at a 1 in 200 year flood event is confined to the north-eastern corner of the site and is located away from the portion of the site proposed for development. Within the most recent application, 22/00422/AMC, the proposed development is still located outwith the indicative flood extent for the 1 in 200 year flood event.

Within the FRA it was proposed that the finished floor levels at the northern section of the site are set at a minimum of 159.02mOD. These floor levels are acceptable and provide 600mm of freeboard above the 1 in 200 year plus climate change flood level. The proposed FFL's are 159.10mAOD, this is an appropriate level to mitigate against flood risk.

In principle, the drainage appears to be appropriate within the layout drawings and details drawing. I would require that the applicant submit information confirming that the drainage is designed to cope with the 1 in 200 year plus climate change storm event, as in 19/00182/PPP.

Considering the above, I have no objections to this proposal 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