

From:Planning South East
Sent:17 May 2022 11:08:17 +0100
To:Dods, Ranald
Subject:SEPA ref 5275 - 22/00422/AMC

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Hi Ranald

2/00422/AMC

Kingsmeadows House, Peebles

Thank you for the above consultation.

We have **no objection** to this application on the grounds of flood risk.

We view the Flood Risk Assessment conducted in 2019 for the site at the PPP stage (19/00182/PPP) to be based on appropriate methods and its representation of flood risk at the site is in line with all other evidence that is currently available.

The proposed building footprint is outwith the functional floodplain.

The FRA recommended that finished floor levels should be a minimum of 159.02m AOD, based on the 1 in 200 year + climate change level and 600mm freeboard. Therefore, the finished floor levels of 159.1m AOD - shown in drawings *20121(PL)010* & *20121(PL)011* - are appropriate based on the findings of the FRA.

For all other planning matters please refer to our [sepa-triage-framework-and-standing-advice.pdf](#)

Yours sincerely

Jess Taylor

Planning Officer

Planning Service

SEPA Stirling Office, Strathallan House, Castle Business Park, Stirling FK9 4TZ

email: planningsoutheast@sepa.org.uk

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fhaighinn air an fhiosrachadh a tha sa phost-d no a tha an cois a' phuist-d, chan fhaod iad lethbhreac a dhèanamh dheth no a chleachdadh arithist.

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Oifis chlàraichte: Taigh Srath Alain, Pàirc Gnothachais a' Chaisteil, Sruighlea FK9 4TZ. Fo Achd Riaghladh nan Cumhachdan Rannsachaidh 2000, dh'fhàodadh gun tèid an siostam puist-d aig SEPA a sgrùdadh bho àm gu àm.

From: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>

Sent: 13 May 2022 11:50

To: Planning South East <PlanningSouthEast@sepa.org.uk>

Subject: [OFFICIAL] 22/00422/AMC, Kingsmeadows House, Peebles
Importance: High

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Further to my telephone conversation with Jess Taylor at 1145 today, please can you give us your views on the above application. There was a previous response from SEPA to 19/00182/PPP for the same site.

Ranald Dods

Planning Officer

Development Management

Planning Housing and Related Services

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