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Argyll and Bute Council **Comhairle Earra Ghaidheal agus Bhoid**

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16 January 2015

SUPPLEMENTARY PACK 1

**PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE - COUNCIL
CHAMBERS, KILMORY, LOCHGILPHEAD on WEDNESDAY, 21 JANUARY 2015 at 11:00 AM**

I enclose herewith supplementary report for item 5 on the Agenda for the above Meeting.

SUPPLEMENTARY REPORT

- 5. MINISTRY OF DEFENCE: ERECTION OF NUCLEAR SUPPORT HUB BUILDING (NSH) ON CONCRETE PODIUM WITH ACCESS RAMP CONTRUCTED OVER THE GARELOCH AND ASSOCIATED ON-SHORE BUILDINGS (TWO ACCESS CONTROL POINTS, UTILITIES BUILDING AND CYCLE SHELTER): HM NAVAL BASE CLYDE, FASLANE, HELENSBURGH (REF: 14/02508/PP)**
Report by Head of Planning and Regulatory Services (Pages 1 - 2)

PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE

Councillor David Kinniburgh (Chair)	Councillor Gordon Blair
Councillor Rory Colville	Councillor Robin Currie
Councillor Mary-Jean Devon	Councillor George Freeman
Councillor Alistair MacDougall	Councillor Neil MacIntyre
Councillor Robert Graham MacIntyre	Councillor Donald MacMillan
Councillor Roderick McCuish	Councillor Alex McNaughton
Councillor James McQueen	Councillor Sandy Taylor
Councillor Richard Trail	

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**Argyll and Bute Council
Planning and Regulatory Services**

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 14/02508/PP

Planning Hierarchy: Local Development

Applicant: Ministry Of Defence

Proposal: Erection of Nuclear Support Hub building (NSH) on concrete podium with access ramp constructed over the Gareloch and associated on-shore buildings (two access control points, utilities building and cycle shelter)

Site Address: H M Naval Base Clyde Faslane Helensburgh

SUPPLEMENTARY REPORT No 1

(A) SUMMARY

This application is on the agenda for the Planning, Protective Services and Licensing Committee meeting on 21st January 2015.

The purpose of this report is to advise Members on the outcome of further discussions between the applicant and the Council's Flooding consultant in relation to flood levels. This report should be read in conjunction with the original report.

(B) DETAIL

At the time of writing the original Report of Handing discussions were ongoing between the applicant, planners and the Council's Flooding consultant regarding the method of assessing the appropriate podium level in order to address flood risk on the site. Prior to the report being published it had been agreed that the 200 year flood event was the most appropriate event to use in order to assess these levels however this required the design levels to be recalculated and this had not been established by the time that the planning report was required to be available for the committee agenda. These discussions have now been concluded, the calculations undertaken and a revised consultation response from the Council's Flooding consultant dated 15/1/15 has been received. This requires the height of the podium to be at least 5.75mAOD. The podium has a raised lip which goes around the perimeter of the structure and this is referred to as the podium slab top. The applicant and the Council's Flood Consultant has agreed that this level that needs to be at least 5.75mAOD. Taking account of the above, it is recommended that condition 5 on the original report be substituted for the following condition:

That the podium slab top level shall be at least 5.75 mAOD.

Reason: In order to satisfactorily address the flood risk on this site.

(C) RECOMMENDATION:

If Members are minded to approve the application in line with the recommendation on the Report of Handling condition 5 be substituted for the following:

5. That the podium slap top level shall be at least 5.75 mAOD.

Reason: In order to satisfactorily address the flood risk on this site.

Author of Report: Sandra Davies

Date: 15/1/15

Reviewing Officer: Ross McLaughlin

Date: 15/1/15

Angus Gilmour
Head of Planning and Regulatory Services