



Committee Services
Argyll and Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT

Our ref: 6371
Your ref: 22/0004/LRB
19/01858/PP

By email only to:

localreviewprocess@argyll-bute.gov.uk

SEPA email contact:
planning.north@sepa.org.uk

28 September 2022

To whom it may concern

Town and Country Planning (Scotland) Acts
Planning Application: 22/0004/LRB / 19/01858/PP
Alterations of offices, funeral and workshop facilities to create 4 flats
37/39 Stevenson Street, Oban PA34 5NA
SEPA Reference: 6371

Having reviewed the information provided in emails on 12 and 23 September, SEPA confirm that our response to this application has not changed our stance on flood risk at the site and our previous **objection** still stands.

Flood Risk

We note that SEPA were previously contacted to confirm the dates of updates to our Flood Map. We were unable to provide this information at the time due to the recent cyber-attack. Whilst we do not have the details of what each Map update involved or what changes occurred as a result, the dates of the updates are as follows.

Indicative River and Coastal Flood Map (Scotland) (IRCFM(S)) was released in 2006 which has been superseded by the SEPA Flood Map
Version 1.0 January 2014
Version 1.1 March 2015
Version 1.2 December 2015
Version 1.3 April 2018
Version 2.0 November 2020



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If you have any queries relating to this letter, please contact me by e-mail at planning.north@sepa.org.uk.

Yours faithfully

Nicki Dunn
Senior Planning Officer
Planning Service

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages - www.sepa.org.uk/environment/land/planning/](http://www.sepa.org.uk/environment/land/planning/).