

Flood Risk Assessment (FRA) Checklist

This document must be attached within the front cover of any Flood Risk Assessments issued to Local Planning Authorities (LPA) in support of a development proposal which may be at risk of flooding. The document will take only a few minutes to complete and will assist SEPA in reviewing FRAs, when consulted by LPAs. This document should not be a substitute for a FRA.

Development Proposal Summary	
Site Name:	Eilean Loch Oskair
Grid Reference:	Eastings: 186280 Northing: 745520
Local Authority:	Argyll and Bute Council
Planning Reference number (if known):	
Nature of the development:	Recreational If residential, state type: Bothy
Size of the development site:	Not known Ha
Identified Flood Risk:	Source: Coastal Source name: Loch Linnhe
Land Use Planning	
Is any of the site within the functional floodplain? (refer to SPP para 255)	No
Is the site identified within the local development plan?	No
If yes, what is the proposed use for the site as identified in the local plan?	Other
Does the local development plan and/or any pre-application advice, identify any flood risk issues with or requirements for the site.	No
What is the proposed land use vulnerability?	Most Vulnerable
If yes, what is the net loss of storage? m ³	
Local Development Plan Name: Year of Publication:	
Allocation Number / Reference:	
If Other please specify: Settlement Zone	
If so, please specify: Do the proposals represent an increase in land use vulnerability? No	
Supporting Information	
Have clear maps / plans been provided within the FRA (including topographic and flood inundation plans)?	Yes
Has sufficient supporting information, in line with our Technical Guidance, been provided? For example: site plans, photos, topographic information, structure information and other site specific information.	Yes
Has a historic flood search been undertaken?	Yes
Is a formal flood prevention scheme present?	No
Current / historical site use:	Uninhabited island
Is the site considered vacant or derelict?	Yes
If flood records in vicinity of the site please provide details: If known, state the standard of protection offered:	
Development Requirements	
Freeboard on design water level:	0.6 m
Is safe / dry access and egress available?	Neither
Design levels:	Ground level: ≥5.78 m AOD Min access/egress level: n/a m AOD Min FFL: ≥6.38 mAOD mAOD
Mitigation	
Can development be designed to avoid all areas at risk of flooding?	Yes
Is mitigation proposed?	No
If yes, is compensatory storage necessary?	No
Demonstration of compensatory storage on a "like for like" basis?	Select from List
Should water resistant materials and forms of construction be used?	No



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(SS-NFR-F-001 - Version 16 - Last updated 27/08/2019)

Hydrology							
Is there a requirement to consider fluvial flooding?	No						
Area of catchment:	km ²						
Estimation method(s) used (please select all that apply):	<input type="checkbox"/> Pooled Analysis <input type="checkbox"/> Single Site Analysis <input type="checkbox"/> Enhanced Single Site <input type="checkbox"/> ReFH2 <input type="checkbox"/> FEH RRM <input type="checkbox"/> Other						
Estimate of 200 year design flood flow:	m ³ /s						
Qmed estimate:	m ³ /s						
Statistical Distribution Selected:	Method: _____ Reasons for selection: _____						
Is a map of catchment area included in FRA? _____							
If Pooled analysis have group details been included? _____							
If other (please specify methodology used): _____							
Hydraulics							
Hydraulic modelling method:	Software used: _____						
Number of cross sections:	If other please specify: _____						
Source of data (i.e. topographic survey, LiDAR etc):	Date obtained / surveyed: _____						
Modelled reach length:	m						
Any changes to default simulation parameters?	If yes please provide details: _____						
Model timestep:							
Model grid size:	Specify, if combination: _____						
Any structures within the modelled length?							
Maximum observed velocity:	m/s						
Brief summary of sensitivity tests, and range:	Please specify climate change scenario considered: _____						
variation on flow (%)	%						
variation on channel roughness (%)	%						
blockage of structure (range of % blocked)	%						
boundary conditions:							
(1) type	<table border="0"> <tr> <td style="text-align: center;">Upstream</td> <td style="text-align: center;">Downstream</td> </tr> <tr> <td style="text-align: center;">Flow</td> <td style="text-align: center;">Flow</td> </tr> <tr> <td>Specify if other: _____</td> <td>Specify if other: _____</td> </tr> </table>	Upstream	Downstream	Flow	Flow	Specify if other: _____	Specify if other: _____
Upstream	Downstream						
Flow	Flow						
Specify if other: _____	Specify if other: _____						
(2) does it influence water levels at the site?							
Has model been calibrated (gauge data / flood records)?							
Is the hydraulic model available to SEPA?							
Design flood levels:							
200 year	m AOD						
200 year plus climate change	m AOD						
Cross section results provided?							
Long section results provided?							
Cross section ratings provided?							
Tabular output provided (i.e. levels, velocities)?							
Mass balance error:	%						
Coastal							
Is there a requirement to consider coastal / tidal flooding?	Yes						
Estimate of 1000 year design flood level:	4.16 m AOD						
Estimation method(s) used:	CFB						
Allowance for climate change (m):	0.86 m						
Allowance for wave action etc (m):	0.76 m						
Overall design flood level:	5.78 m AOD						
If other please specify methodology used: _____							
Comments							
Any additional comments:							
Approved by:	Garret Macfarlane						
Organisation:	TransTech Ltd						
Date:							
13/07/2021							

Note: Further details and guidance is provided in 'Technical Flood Risk Guidance for Stakeholders' which can be accessed here:-

[CLICK HERE](#)