

Hawkstone Lodge,  
Ascog,  
Isle of Bute  
PA20 9EU

Mr. David Eaglesham,  
Area Team Leader (Development Management)  
Bute and Cowal  
Argyll and Bute Council  
Milton House  
Milton Avenue  
Dunoon  
PA23 7DU

8 April 2007

Dear Mr. Eaglesham,

**Town and Country Planning (Scotland) Act 1997  
Erection of Eight Flats (Two blocks of Four) and Two Detached Dwellings, Formation of  
Vehicular Access and Parking; and Installation of Private Foul Drainage System  
Field to South of Southpark, Ascog, Isle of Bute.**

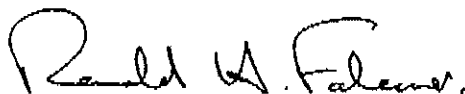
I refer to your letter dated 27 March 2007 advising that a Flood Risk Assessment for the above application has now been submitted and thank you for making this available for review on 5 April.

This appears to be a comprehensive assessment covering a wide range of issues. I would however wish to comment on the following matters:

1. It is not clear whether the calculations of runoff take into account the runoff which drains alongside the Balmory track (which generally runs westwards up the hill behind Southpark) and which appears to run through a pipe below the track (or across the track) and then down the slope to the ditch which runs along the western site boundary and then through the site to the shore. If not, then the runoff from the site, and entering the site, may have been underestimated and the flood risk may be greater than assessed.
2. Possible flooding due to wave action/overtopping during an extreme tidal/surge event does not appear to have been taken into account.
3. I would not disagree with the references used for climate change. However more recent official guidance on allowances that may be considered in relation to flood risk, and which is applicable to Scotland, is available from DEFRA.
4. Has the effect of any ground raising on adjacent properties been considered?

Should you have any points in relation to the above I would be happy to discuss these further. However until these matters are resolved my concerns about flooding remain.

Yours faithfully,



Ronald H. Falconer