

## **Flooding**

---

Please find enclosed a detailed, independent Flood Risk Assessment (FRA) by Transtech Ltd. This is a comprehensive report and states that there is no risk of flooding to the proposal site and that our proposed FFL is in fact more than 1m clear of the 1 in 200 year flood level (12.43m OSD). As a consequence the proposed dwelling could theoretically be constructed with no land raising, merely a standard 200mm FFL to external ground level foundation construction based on an average cross-site level of the dwelling's footprint being 12.75m OSD. Therefore we dispute the planning officer's reasoning that this proposal will establish a precedent for land raising as a method to combat flooding.

However as previously stated the main reason for raising the FFL to 13.5m OSD is to ensure the main living storey of the dwelling is level with the parking area and affords a commanding view over the meadow and the river. We have previously stated the clear architectural reasoning for having a public and private face to the building and this level change accentuates this duality. Besides which we also agree with the precautionary approach and feel that the proposed FFL of 13.5m OSD both reinforces the architectural rationale behind the building and affords total protection against any risk of flooding.

It is worth noting that we now have no objections from SEPA, no objections from Argyll and Bute Flood Alleviation Officer and an independent, Quality assured Flood Risk Assessment from a widely respected specialist engineering company stating that the proposed site is free from flood risk. We feel that this combined body of verifiable evidence should be sufficient to discharge the precautionary stance adopted by the planning officer in regard to this site's risk from flooding.