



Brian Close  
Argyll and Bute Council  
Development and Infrastructure  
Milton House  
Milton Avenue  
Dunoon  
PA23 7DU



Our ref: PCS/115275  
Your ref: 11/00689/PPP

If telephoning ask for:  
Nicola Abrams

23 August 2011

By email only to: [planning.bandc@argyll-bute.gov.uk](mailto:planning.bandc@argyll-bute.gov.uk)

Dear Brian

**Town and Country Planning (Scotland) Acts**  
**Planning Application: 11/00689/PPP**  
**Site for the erection of retail store (Class1) with associated development including access, car parking and landscaping**  
**Land at former gas works, Argyll Street/Hamilton Street, Dunoon**

Further to our consultation response of 25 July 2011 and your letter of 5 August 2011 in which you ask for our comments on a letter of objection from Kaya Consultancy (dated 2 August 2011). We make the following comments on the points raised.

**Advice for the planning authority**

**1. Comments on Points Made in Letter of Objection**

- 1.1 We have previously commented on this proposal and recommended that planning permission should be conditional on provision of appropriate compensatory storage. Further information has now been submitted from a Third Party and we would make the following comments.
- 1.2 To clarify additional information was received from the applicant after the initial Third Party response and it was thought that this information particularly in relation to the compensatory storage resolved the concerns raised.
- 1.3 However, in response to the specific concerns raised by the Third Party with regards to the first question and the water level differences between assessments comparison of models is difficult and could be subject to various inherent modelling uncertainties or differences in approach. In this instance the Flood Risk Assessment (FRA) provided in support of this application was thought to meet our minimum requirements as outlined in our Technical Guidance and therefore appropriate to inform the development management process.
- 1.4 In terms of question 2 additional information/addendum report provided by DBA which formed the basis from which we removed our initial objection indicated that the risk of significant culvert/bridge blockage is relatively low. We would also clarify that we do not look for compensatory storage to be provide upto the 200 year plus climate change scenario but rather solely upto the 200 year flood. In terms of the potential culvert under-

capacity/blockage we would clarify that appropriate compensatory storage should generally consider the potential for culvert blockage. In this case we would recommend that the 200 year plus 50% culvert blockage flood extent should be adopted and considered as essentially functional floodplain. Given the nature of the site it was also accepted in this case that direct level for level compensatory storage could not be provided. As such pre and post development modelling has been undertaken which confirms that the proposal should have a neutral effect on flood risk based on the information provided at this stage.

- 1.5 Further to this we have recommended that a condition is attached to any grant of planning consent requiring the submission and approval, by the Planning Authority in consultation with SEPA, of full details of the compensatory flood storage scheme (for clarification it is recommended that this should include the 200 plus 50% culvert blockage scenario) as part of any Matters Specified in Condition Application for the site. This should help ensure that the proposal complies with the principles of Scottish Planning Policy (SPP).

*This advice is given without prejudice to any decision made on elements of the proposal regulated by us, which may take into account factors not considered at the planning stage.*

### **Caveats and Detailed advice for the applicant**

## **2. Flood Risk**

- 2.1 The Indicative River & Coastal Flood Map (Scotland) has been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km<sup>2</sup> using a Digital Terrain Model (DTM) to define river cross-sections and low-lying coastal land. The outlines do not account for flooding arising from sources such as surface water runoff, surcharged culverts or drainage systems. The methodology was not designed to quantify the impacts of factors such as flood alleviation measures, buildings and transport infrastructure on flood conveyance & storage. The Indicative River & Coastal Flood Map (Scotland) is designed to be used as a national strategic assessment of flood risk to support planning policy in Scotland. For further information please visit [www.sepa.org.uk/flooding/flood\\_map.aspx](http://www.sepa.org.uk/flooding/flood_map.aspx).
- 2.2 We refer the applicant to the document entitled: "Technical Flood Risk Guidance for Stakeholders". This document provides generic requirements for undertaking Flood Risk Assessments and can be downloaded from [www.sepa.org.uk/flooding/flood\\_risk/planning\\_flooding.aspx](http://www.sepa.org.uk/flooding/flood_risk/planning_flooding.aspx). Please note that this document should be read in conjunction with Annex B in SEPA Policy 41: "Development at Risk of Flooding, Advice and Consultation – a SEPA Planning Authority Protocol", available from [www.sepa.org.uk/flooding/flood\\_risk.aspx](http://www.sepa.org.uk/flooding/flood_risk.aspx).
- 2.3 Our Flood Risk Assessment checklist should be completed and attached within the front cover of any flood risk assessments issued 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 our review process. It can be downloaded from [www.sepa.org.uk/flooding/flood\\_risk/planning\\_flooding/fra\\_checklist.aspx](http://www.sepa.org.uk/flooding/flood_risk/planning_flooding/fra_checklist.aspx)
- 2.4 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.
- 2.5 The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA



as at the date hereof. It is intended as advice solely to Argyll & Bute Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "*Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities*" outlines the transitional changes to the basis of our advice inline with the phases of this legislation and can be downloaded from [www.sepa.org.uk/flooding/flood\\_risk/planning\\_flooding.aspx](http://www.sepa.org.uk/flooding/flood_risk/planning_flooding.aspx).

If you have any queries relating to this letter, please contact me by telephone on 01224 266698 or by e-mail at [planning.aberdeen@sepa.org.uk](mailto:planning.aberdeen@sepa.org.uk).

Yours sincerely

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Planning Service

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