

Sharon McIntyre

Subject: FW: 2017/0008/REVREF - Sawmill Balliemanoach, Strachur, Argyll And Bute, PA27 8DW
Attachments: PCS 151890 Balliemanoach.doc; PCS 149362 Sawmill.doc

From: Planning SW [<mailto:planning.sw@sepa.org.uk>]
Sent: 15 August 2017 11:31
To: Planning Reviews - Loch Lomond
Subject: 2017/0008/REVREF - Sawmill Balliemanoach, Strachur, Argyll And Bute, PA27 8DW

FAO Sharon McIntyre

Hi Sharon,

Thank you for contacting SEPA regarding the above notice of review application (letter dated 01 August 2017).

The flood risk assessment (FRA) prepared in support of the planning application shows the office to be sited within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the River Cur; this is illustrated on the Flood Risk Extent plan on page 24 of the FRA pdf issued with the appeal. As set out within our response, in line with Scottish Planning Policy built development should not take place on the functional flood plain. The FRA also indicated part of the site as being outwith the functional floodplain. Whilst we acknowledge that other factors have to be considered by the developer and the planning authority in determining the appropriateness of a development location it remains our view that the most sustainable form of flood risk management at the site would be to locate the proposed development outwith the functional floodplain. We can therefore confirm that the comments provided within our previous response remain valid; I have reattached this and a copy of our pre-application advice (dated 13 October 2016) for your reference.

For information we note, as set out in the letter from Terrenus dated 27 July 2017, that it is now proposed to alter the development such that the under floor building would be allowed/designed to inundate. This would be achieved by the use of a suspended floor slab and both high level and low level air venting. As set out in Section 1.7 of our letter given the office building is entirely new, we are not supportive of such proposals, particularly given there appears to be lower risk locations (from a flood risk perspective) available within the site.

If you require anything further from us please just get in touch.

Kind regards,
Sjmon

Simon Watt

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