

Tilhill Forestry,
Glencruitten Road,
Oban,
Argyll,
PA34 4DW

For the attention of Mr John Little,
By e-mail only

Date: 27th July 2017

Dear John,

**ERRECTION OF OFFICE ACCOMODATION SAWMILL BALLIEMEANOCH, STRACHUR,
ARGYLL AND BUTE, PA27 8DW.**

As part of the planning process, up to this point, Terrenus Land & Water Ltd have issued the following reports and letters. Copies of these shall be provided as part of this appeal submission:

- Strachur Sawmill, Strachur – Flood Risk Assessment Report dated 17th December 2015;
- SEPA Response Letter – dated 22nd March 2016; and
- SEPA Response Letter – dated 20th June 2016.

The flood risk assessment provided is robust and has met with the SEPA requirements for all technical matters relating to the hydraulics and hydrology of the modelling of the River Cur at the site for the required design storm events. With the technical modelling complete and accepted by SEPA, the issues in relation to their objection are based solely on the location of the proposed development within the site boundary. Although an area within the overall site boundary is shown to be out-with the functional flood plain, it is not practical or feasible for use within the overall site due to a number of key factors that lie out-with SEPA's assessment. These factors are detailed by the site owner / operator and are covered in a separate section.

With a robust and accepted model in place, we strongly believe that the proposed engineering solutions and mitigations measures are sufficient to protect persons and property for the proposed commercial office block, for the design storm event. The proposed mitigation measures will also provide betterment with respect to flood risk awareness and an early warning system for the River Cur at the site. A system that can be shared with SEPA and or the local authority potentially as part of a wider flood monitoring and warning system for the local area.

As the proposed development is for a commercial office for the existing commercial operations on the existing site, the risks to persons are lower than those for those of residential or most vulnerable classifications. The commercial nature of the development means that the site is likely only to be occupied during business hours and is therefore at a lower risk of having personnel present during the design storm event. The proposed early warning system will monitor water levels within the River Cur and provide adequate early warning to allow the site to be safely evacuated prior to the inundation of the site. In order to mitigate against flood damage to the building and property within the proposed development the area beneath the office will be designed to permit flooding and drying in conjunction with the rise and fall of the peak fluvial water level. This would be achieved by the use of a suspended floor slab and both high level and low level air venting. This solution provides a robust engineering solution to protect the property whilst maintaining, as far as is practicable the local hydrological regime and preventing any loss of functional flood plain thus, preventing any increase in flood risk downstream of the site. This approach has previously been approved by SEPA and local planning authority for a commercial to residential re-development of a brownfield site elsewhere. As there is no change in use, or change in risk profile



terrenus
LAND & WATER

Prospect Business Centre,
Hamilton International Park,
Stanley Boulevard,
Hamilton,
G72 0BN

www.terrenus.co.uk

for the intended development and the site is both a historic and existing operational commercial property we deem this approach to be entirely acceptable and the best engineered and practical solution to maintain the office block at its proposed location within the site. To further protect the low risk end users at the site, additional emergency dry pedestrian access and egress routes were incorporated into the design, linking the raised office block with the A815 to the west, providing a dry elevated passageway between the elevated road embankment and the office.

For this specific development, we request that the planning committee reviews the planning submission with a view to approving the development in the proposed location on the basis of a robust approach to the issue of flood risk and suitable flood mitigation measures resulting in the re-development of an existing commercial property to provide economic and social benefit to the local area. Note that the consequence of flooding the proposed office development at the site are lower than those of the daily operational requirements of the active site.

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I trust that the above is in order, however, should you any queries regarding the above, or wish to discuss any other matters arising, then please do not hesitate to contact me.

Yours faithfully

Douglas Aitken
Associate Director
Terrenus Land & Water Ltd

CC Mr Jack Thomson