



Infrastructure Design
 Argyll and Bute Council
 Civic Centre
 38 East Clyde Street
 Helensburgh G84 7PG

FLOOD RISK MANAGEMENT - OBSERVATIONS ON PLANNING APPLICATION

Planning Ref No: 19/01858/PP Design File Ref: R122004/ Date Received: 1 st October 2019 Planning Application: Full Type	Site Grid Reference: 186006 729850 Applicant: Hamish Hoey & Son Proposed Development: Alterations to existing offices and funeral facilities at ground floor level and alterations and change of use of first and second floor workshops and stores to create 4 flats Location: 37 - 39 Stevenson Street, Oban, Argyll And Bute, PA34 5NA Documents submitted: Application form, plans, consultee responses, supporting documentation.
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RECOMMENDATION ~~No Objections / No Objections subject to Conditions / Refuse /~~ Defer Decision

FLOODING AND DRAINAGE CHECKLIST
 Meets Requirements- Yes/No/Not Applicable

1. Fluvial/Coastal/ Pluvial Flood Risk Management		2. Surface Water Drainage Proposals		3. SUDS Design and Implementation	
(a) Records of previous flooding incidents at the design location included in the application	No	(a) Drainage Layout and construction details provided with locations of surface water discharge shown.	N/A	(a) SUDS required and adequate levels of treatment provided as detailed in WAT-RM-08(SEPA)	N/A
(b) Site lies outwith flood plains as indicated by SEPA Fluvial & Coastal Flood Maps for the required return period (1:200 year event).	No	(b) Design calculations for proposed SWD system including freeboard allowance submitted. The 1 in 200 year plus CC flood event contained on site	N/A	(b) Design Calculations and construction details in accordance with CIRIA C753 or other approved provided and meets requirements	N/A
(c) Do proposed FFL's exceed 1 in 200 year event plus CC plus 0.6 m freeboard. For coastal sites CFB level used with allowances for UKCP18 CC, wave height plus 0.6 m freeboard	No	(c) Existing site drainage identified and proved. Capacity and ownership identified. Relevant permissions granted for connections or removal.	N/A	(c) Section 7 Agreement with Scottish Water required and agreed between Roads Authority & Scottish Water	N/A
(d) Flood Risk Assessment provided and meets requirements	N/A	(d) Method statement detailing surface water containment during construction provided and meets requirements of GBR's detailed in WAT-SG-12(SEPA)	N/A	(d) Suitable maintenance regime for SUDS documented and agreed by all relevant parties in application	N/A
(e) Methodology for estimating run off and design flows acceptable	N/A	(e) Drainage Statement/Assessment provided as detailed in Drainage Assessment- A Guide For Scotland SUDSWP and relevant Planning Advice Notes (PAN)	N/A	(e) Site investigation / Soil Classification of site and method of determination for permeability provided and meets requirements	N/A
(f) Overland Flow risk, to and from site estimated and cut off drainage or other measures considered appropriate	N/A				

Item Ref.	COMMENTS
1.	The site is located on Stevenson Street in the centre of Oban, near the right hand bank of the Black Lynn Burn, and lies at an elevation of 3.5 metres above Ordnance Datum (mAOD) as taken from available LiDAR information. The applicant proposes to make alterations to the existing ground floor as well as convert the first and second floor in to four residential flats.
1.a	No information pertaining to historical flooding has been included with the application. Flooding has occurred in the nearby Soroba Road area historically, including in 2018.
1.b	The site is completely overlain by the indicative limits of fluvial and coastal flooding shown upon the SEPA Flood Map (2014) for the 1 in 200 year flood event. These flood extents cover all of Stevenson Street as well as other residential roads in the surrounding area.
1.c	As this application includes the conversion of existing offices/workshops in to residential use, then it is recommended that a decision is deferred until the applicant demonstrates that emergency pedestrian access/egress would be achievable (e.g. to the high ground to the east of the site) if the 1:200 year flood event were to occur.
2-3	Application does not include new or altered drainage arrangements.

CONDITIONS/REASONS FOR DEFERMENT

It is recommended that a decision on this application is deferred until the following has been submitted:

1. Emergency pedestrian access/egress is demonstrated to be achievable under a 1 in 200 year flood event.

Signed : JBA Consulting

Contact No.: 0131 319 2940

Position:

Organisation: JBA Consulting

Date: 21 October 2019