

Email received 23 February 2015

Notice of Review: Planning Application 14/01773/APP - Erect single storey dwelling formation of access driveway and associated landscaping works on Site South East Of Orchard House, Spey Street, Garmouth

It is recommended that due to the nature of this development and associated flood risk, a quantitative assessment of the potential flood risk to the development, of the potential impact of development site on flood risk elsewhere and the effectiveness of any proposed mitigation measures be undertaken in a detailed study. The flood risk assessment that has been provided is a qualitative statement using anecdotal evidence, which is insufficient for detailed design. Furthermore, the anecdotal evidence provided, claiming the site doesn't flood has been proved to be incorrect. It has been established via representations and through photographic evidence that the site floods on numerous occasions.

The flood risk assessment provided uses the SEPA flood maps as a basis of argument. However, the SEPA flood maps are designed to provide a community level assessment of flooding and its impacts. They model flooding at a national scale and are not to be relied upon for detailed design. Further quantitative assessment is required to ascertain detailed flood risk (combination of all sources) including the effects of tidal surge, coastal storms and climate change. The mitigation measures proposed are contrary to Scottish Planning Policy and have not been assessed in terms of the potential impact on flood risk on neighbouring properties. A Drainage Impact Assessment is also required.

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