

MEMORANDUM

Department of Planning & Transport

Director: Bob Darracott



Renfrewshire
Council

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My Ref: NW/RI/C303/COR/1
Your Ref: 06/0602/PP
Ask For: Denis Droy
Date: 10 July 2006

To: Head of Planning
F.A.O. Mr David Bryce

From: Head of Roads

Subject: **Consultation Response on R.O.F. Bishopton
Outline Planning Application
(Re: Flood Risk and Drainage Assessment) - F.R.A./D.A.**

Further to receipt of your consultation request of 27 June 2006 on the above application I would comment as follows in respect of the submitted F.R.A./D.A. by Upton McGrougan Ltd (dated May 2006):

- ◆ As you are aware, implementation of Local Plan Policy F1 requires S.E.P.A. to be consulted on Flood Risk, in line with the G.D.P.O. Article 15 (1) (h) (i). As such compliance should be confirmed. Compliance with Local Plan Policy F2, items to be addressed within the F.R.A. being suitable and sufficient in scope, can be verified through S.E.P.A. consultation response on the F.R.A., under the S.E.P.A./Local Authority Protocol covering Development at Risk of Flooding (S.E.P.A. Policy No.41). The F.R.A. will be verified by S.E.P.A; including audit, necessary further advice, assessment of alleviation measures, numerical hydraulic and hydrological model verification, habitat and sustainability issues.
- ◆ The level of flood risk return period addressed within the F.R.A. is compliant with Local plan Policy F4 and that stated in Scottish Executive Policy on Planning and Flooding (SPP7)
- ◆ Local Plan Policy F3, requiring the results of the F.R.A. to be taken into account, can be fully confirmed on receipt of S.E.P.A.'s statutory response. Subject to confirmation of the flood study by S.E.P.A., it is feasible for compliance to be achieved with all the requirements of Policy F3.

- ◆ In reference to the Risk Framework in SPP7, I concur with the applicant's ascertain that the current proposal has potential for compliance to S.P.P.7 subject to confirmation of the 2006 Structure Plan, and submission of detailed development proposals and resultant detailed mitigatory proposals. The level to which the latter has been addressed within the Outline Application confirms the feasibility of detailed compliance to SPP7 at the detailed planning application stage.
- ◆ The FRA refers to the requirement for third party validation of the flood risk model. The applicant's engineer's, Upton McGougan have stated that S.E.P.A. will not now require such validation. Written confirmation should be sought. S.E.P.A, as stated above, will however carry out their usual checks under S.E.P.A. Policy No.41
- ◆ The FRA includes a section on Drainage Assessment, Section 6. The text therein satisfactorily addresses the requirements of the Council's Drainage Assessment Guidelines, para' 4.8, with the exception of provision of pre and post development run-off calculations. Such calculations are the basis for sizing the required surface water storage for the development areas. Appendix 14 and Section 6 of the FRA will therefore require an addendum to address this fact.
- ◆ The Foul Water Drainage Strategy satisfactorily addresses the specific requirement of the Council's Drainage Assessment Guidelines to confirm, from the Water Authority, the capacity of the sewer network in respect of any additional load on the sewer network, or any statement of constraint thereof.


Denis Droy
Manager, Network Regeneration