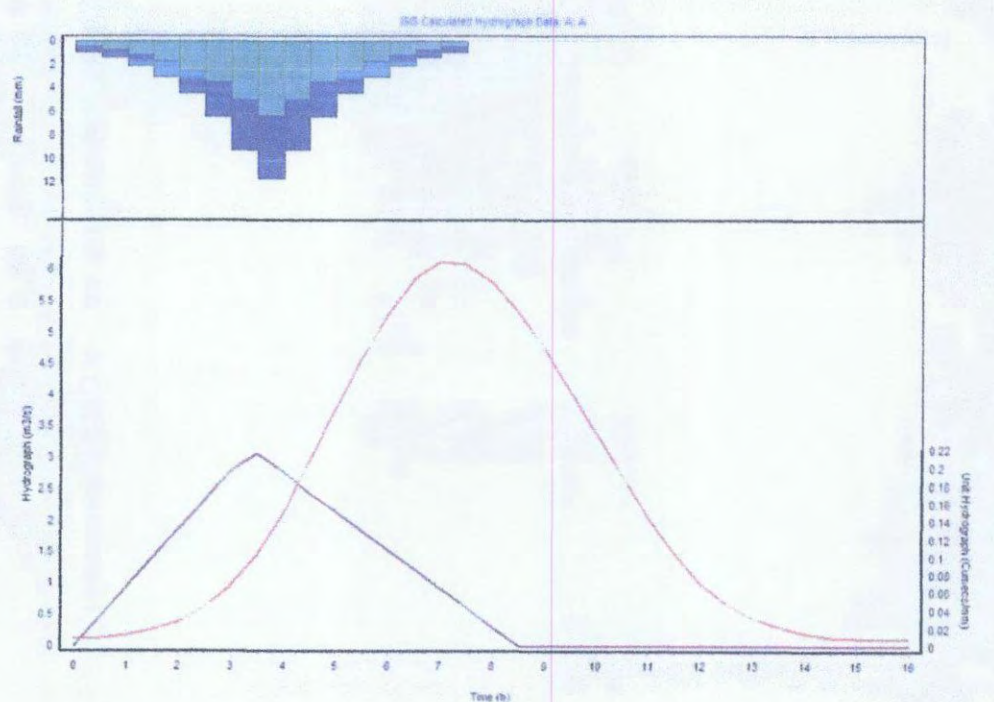


**Figure A3- QMED estimate for Culloch Burn**



**Figure A4- Peak flow estimate for Culloch Burn based on a 7.5 hr, 200 year event on Culloch Burn**

## **Appendix B- Site photographs**





**B1- Culloch Burn**



**B2- Culloch Burn**





**B3- Burn located at east of the site**



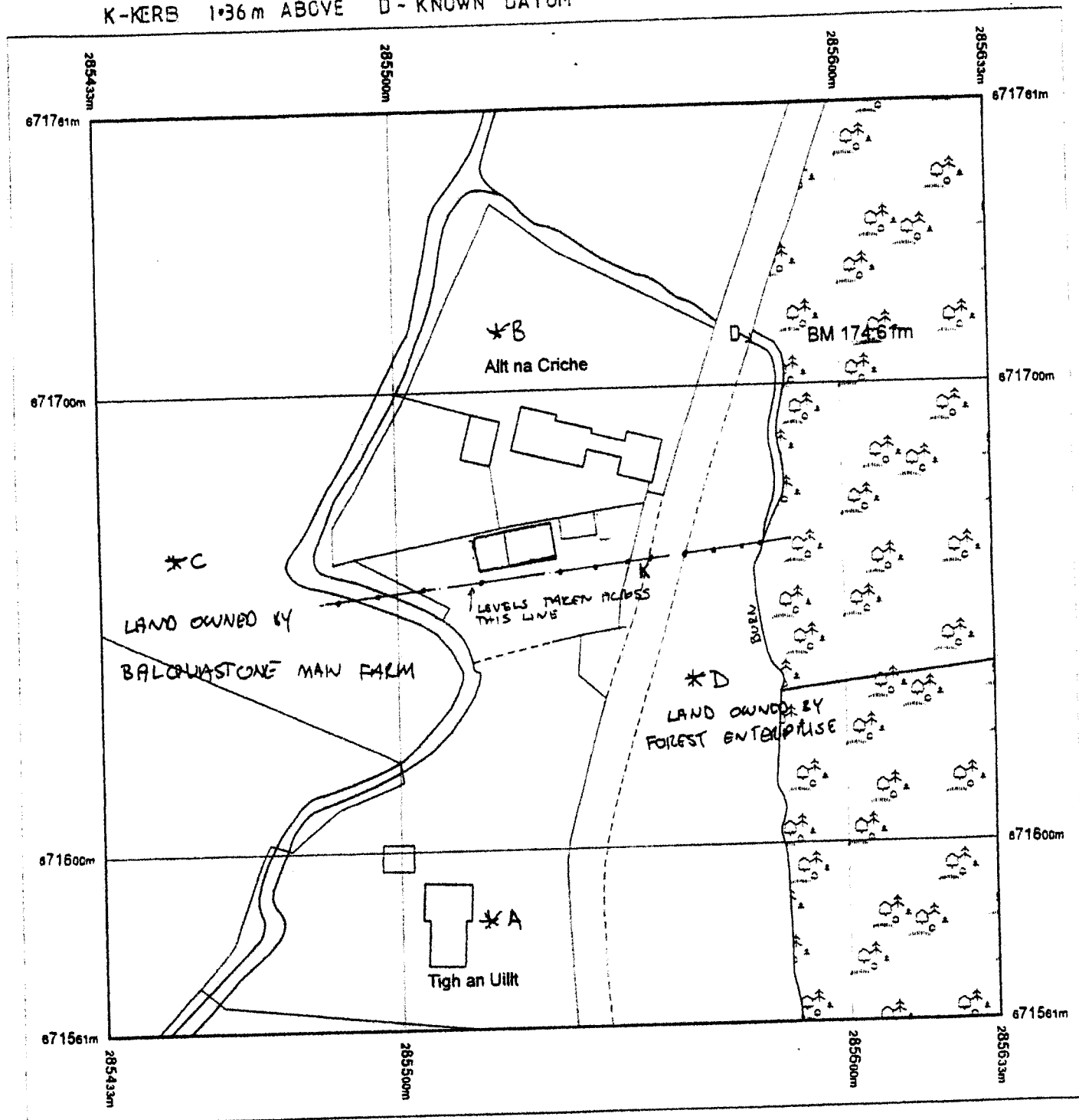


**B4-Topography of Slamannan Road**

## **Appendix C- Topographic Survey**



K-KERB 1.36 m ABOVE D - KNOWN DATUM



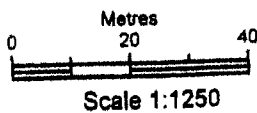
Produced 29.08.2007 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2007.

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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Supplied by: Outlet User  
Serial number: 00002400  
Centre coordinates: 285533 67166

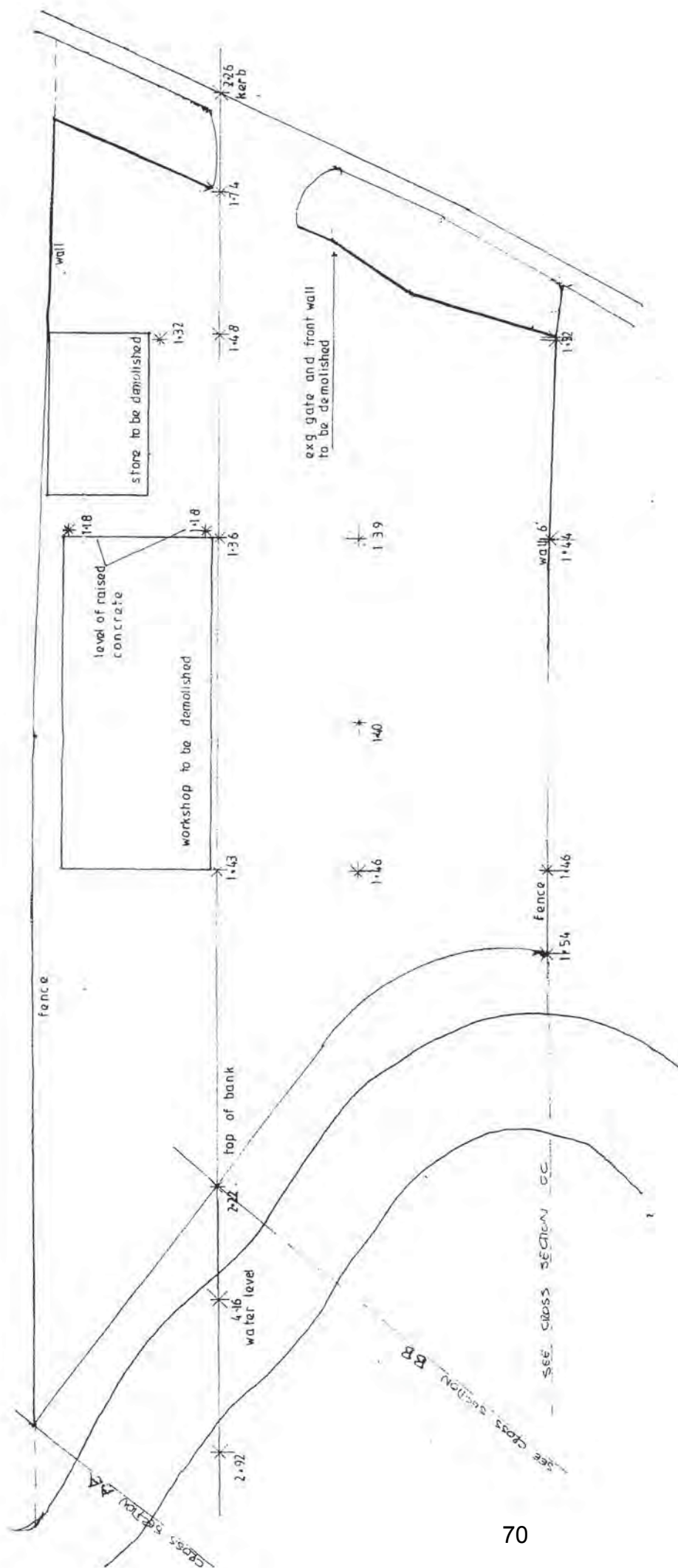
Further information can be found c  
OS Sitemap Information leaflet or  
Ordnance Survey site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

**Proposed development of 2 new houses  
At Braeside Yard, Slamannan Road, Limerigg  
For Lindsay Construction (Scotland) Ltd**

**Location plan  
Scale 1:1250**







lowest point of garden is 1.94m above water level

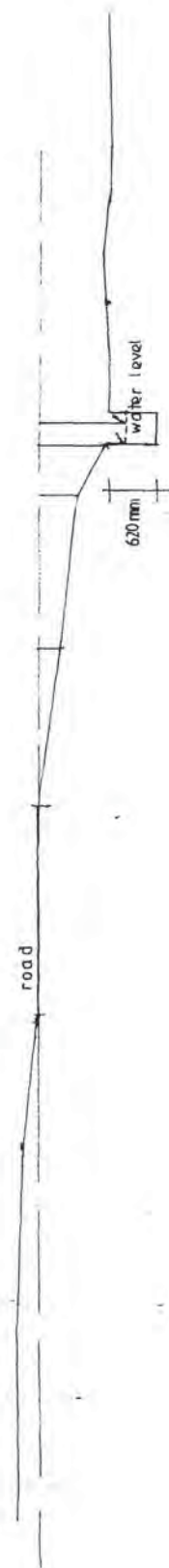
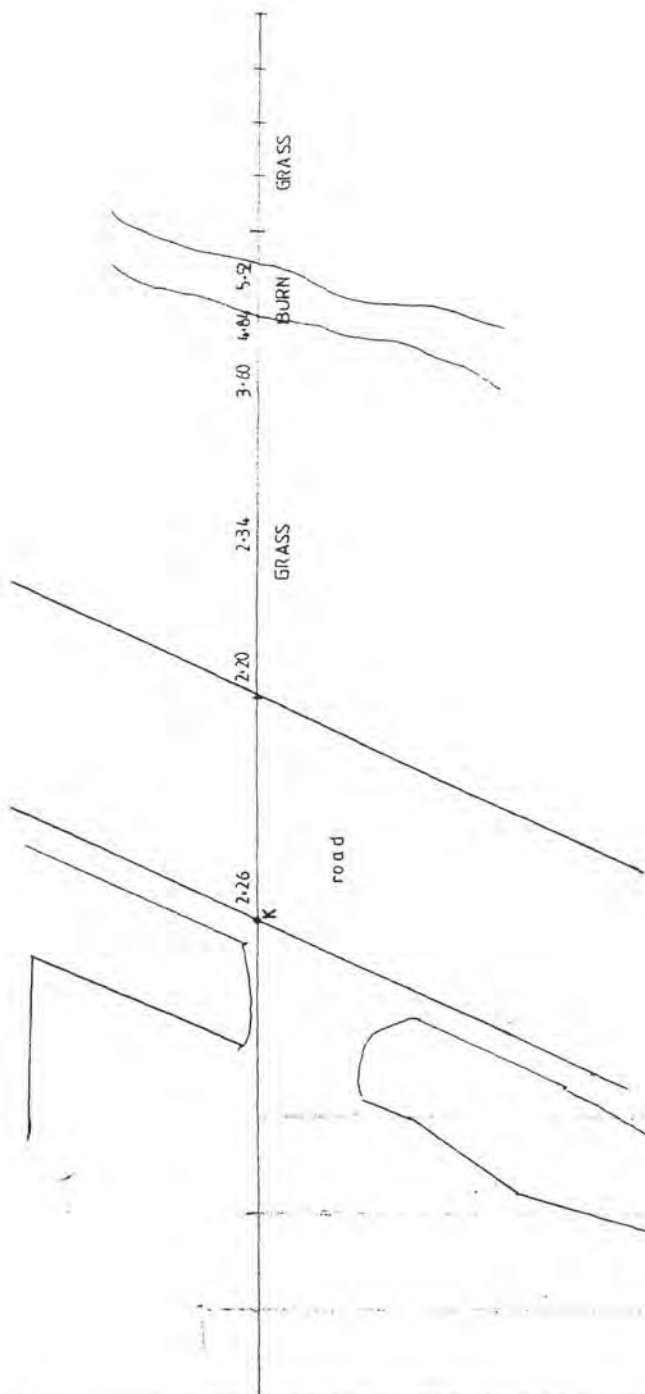
field is 1.74m above water level

section through site

water level

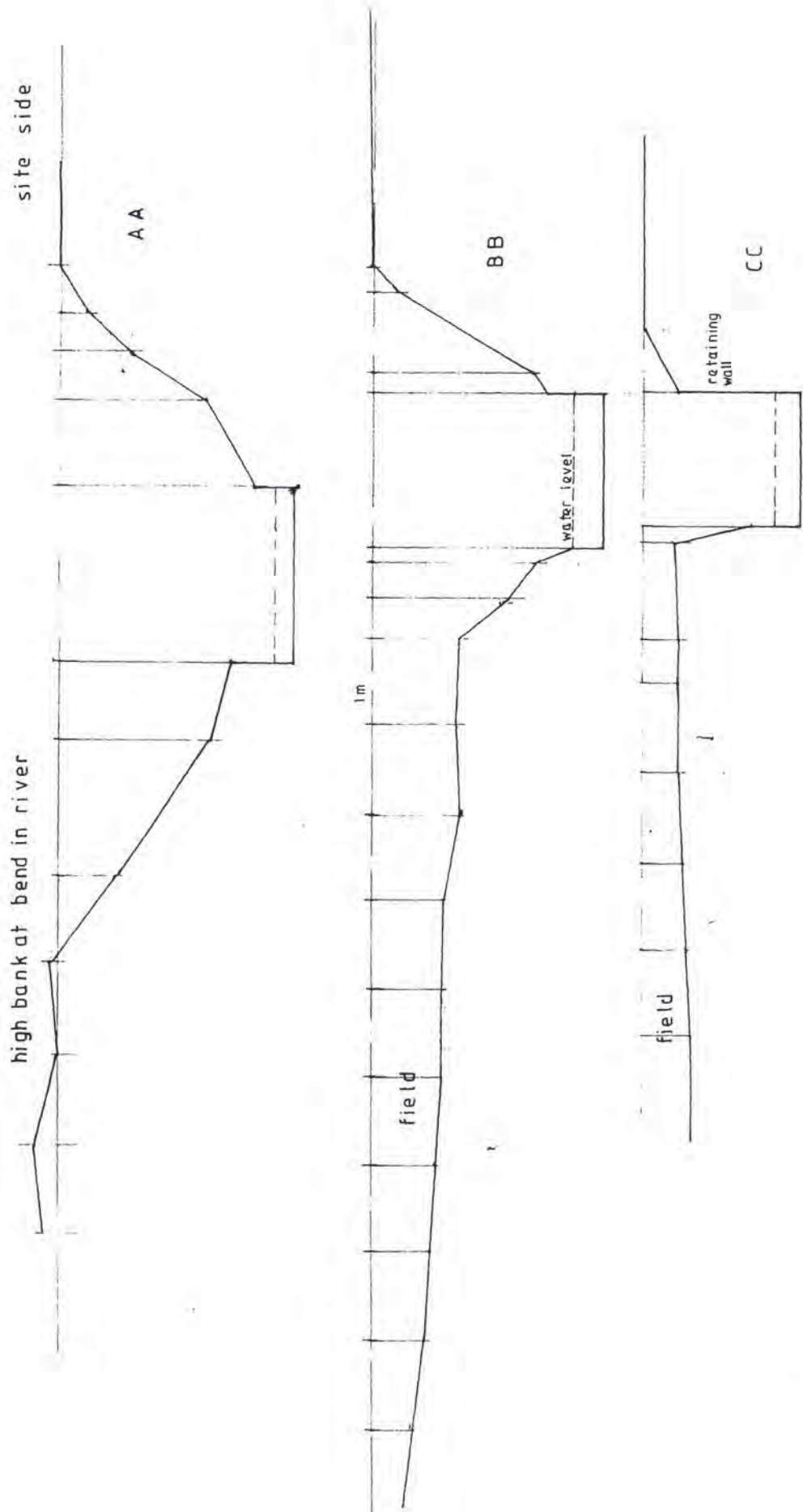
Proposed development of 2 new houses  
At Braeside yard, Slamannan Road, Limerigg.  
For Lindsay Construction (Scotland) Ltd

Existing site plan  
Scale 1:200  
DRG P001





SECTIONS THROUGH BURN  
SCALE 1:50







## Appendix D- SEPA response letter





Our Ref: SP/VL/FC/2007/1738/2  
Your Ref: P/07/0993/FUL

Development Services  
Falkirk Council  
Abbotsford House  
David's Loan  
FALKIRK  
FK2 7YZ  
FAO: Kevin Brown

If telephoning ask for:  
Simon Pallant

14 March 2008

Dear Sir

**TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997  
PLANNING APPLICATION: P/07/0993/FUL  
ERECTION OF 2 DWELLINGHOUSES AT BRAESIDE YARD SLAMANNAN ROAD LIMERIGG**

I refer to the above application for planning permission and the previous SEPA consultation response dated 29 January 2008 which continued to object to the application on the grounds that insufficient information had been submitted in regards to flood risk. Following this objection, on 21 February 2008, SEPA received additional information that was subsequently forwarded to the SEPA Hydrology Department for assessment. May I take this opportunity to apologise for the delay in providing a response.

The SEPA Hydrology Department has now had the opportunity to review this further information and has the following comments to make:

**Flood Risk**

It would appear to SEPA from the photographs submitted that the site may be provided some level of flood risk protection by existing agricultural embankments or through the past modification of site levels. The bank levels along the western boundary of the site appear to be higher the majority of the rest of the site. However, the information provided does not fully clarify this. In addition to this it appears, from the submitted plans, that the site will be landraised thus providing an elevated surface and finished floor level.

In light of this assessment SEPA wishes to make the following recommendations:

- The Planning Authority, as Flood Prevention Authority, should satisfy themselves that the proposed site levels are sufficiently elevated to minimise the flood risk to the site.
- The proposed new dwellings finished floor level and associated driveway/access should be set to a level which is at least the equivalent of the existing road level (175m AOD).
- The Planning Authority should ensure that no modification or increase to the existing watercourse bank occurs as part of this development. It appears to SEPA from assessment of the further information that an increase in the top of bank level is proposed in association with the site landraising.

**SEPA is therefore in a position to remove the objection to this planning application provided that the above recommendations are conditioned or agreed between the applicant/agent and the Planning Authority.**

Cont'd/...



SEPA would continue to advise, however, that the Planning Authority consider the provision of further information on flooding, including a Flood Risk Assessment. They should also have due regard to the statements contained within SPP7, with particular reference to the Risk Framework (Paragraph 37) when arriving at a decision on this application. Paragraph 37 states *"The calculated probability of a flood occurring should be regarded as a best estimate and not a precise forecast. Developers and planning authorities should therefore err on the side of caution in taking decisions when flood risk is an issue"*.

Consideration should also be given to the use of water resilient materials and forms of construction as per the statements contained with PAN 69 'Planning & Building Standards Advice on Flooding'.

### **Watercourse Engineering**

Notwithstanding SEPA's comments under the heading 'Flood Risk' that no modification or increase to the existing watercourse bank occurs, the applicant should be made aware that under The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended) (CAR) any engineering works in the vicinity of a watercourse may require SEPA authorisation.

For any watercourse engineering works which are proposed as part of this application, the applicant/agent is required to discuss the proposals with a member of SEPA's Falkirk and West Lothian Environmental Protection and Improvement Team on 01786 452 595. CAR authorisation must be obtained from SEPA prior to any works commencing on site.

For further information relating to CAR requirements please refer to the SEPA website at [http://www.sepa.org.uk/pdf/wfd/regimes/car\\_practical\\_guide.pdf](http://www.sepa.org.uk/pdf/wfd/regimes/car_practical_guide.pdf) Please refer to Section 6 'Engineering Activities' for the scope of CAR for engineering works.

### **Additional Comments**


SEPA's previous comments, as contained in the consultation response dated 7 December 2007, on the matters of sewage disposal, surface water and construction and landscaping remain relevant.

### **General**

The advice contained in this letter is supplied to you by SEPA in terms of Section 25(2) of the Environment Act 1995 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Falkirk Council as Planning Authority in terms of the said Section 25(2).

I can be contacted on 0131 273 7383 if you wish to discuss this response in greater detail.

Yours Faithfully



Simon Pallant  
Senior Planning Officer

Cc: Greig Strang, The Studio, 22 West Burnside, Dollar, FK14 7DP