

Comments for Planning Application TP/ED/26/0104

Application Summary

Application Number: TP/ED/26/0104

Address: Whitegates Park Middlemuir Road Lenzie East Dunbartonshire

Proposal: Erection of a secondary school including road access, landscaping, car parking, sports pitches, recreational areas and associated development.

Case Officer: Fraser McNair

Customer Details

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Looking at the Curtins' drainage strategy report, their flood occurrences on page 19 don't match the drainage calculations within their appendix.

On page 19, it seems the bulk of the overflow is going into "drain 1". Their drainage calculations, within the same report, say that S35 is flooding instead. If S35 is indeed flooding by 37m³ in the 200yr return period, that'll be pooling at the NW corner of the site and then overtopping into the existing SUDS feature.

Either scenario is technically in breach of EDCs flood guidance:

"If overland flows occur from the proposed drainage system during a 1 in 200 year (0.5%) storm event, the developer must demonstrate the following: Overland flow routes, paths do not impact on any existing infrastructure and are contained within the proposed development"

Additionally, I've overlaid Curtins' drawing 'LZAC-CUR-XX-ZZ-DR-C-90002_P12' with SEPA's flood mapping within a GIS software. It appears that the development does encroach into the flood extents for drain 1. I can provide my overlaid plan at request.

This is explicitly against the guidance set out by the Kaya in their own flood risk assessment. See section 5.1.2:

"To comply with NPF4, all development should be set back from Surface Water Channel 1. If ground levels are raised within the low-lying area adjacent to Surface Water Channel 1 this surface water will need to be accommodated within other parts of the site".

Not only that, it appears SEPA would prefer that drain 1 is analysed as fluvial. Granted, they've

allowed an opportunity for the applicant to disagree. Typically SEPA will not allow developers to impact fluvial flood zones.

Curtins have not provided a consistent set of results and analysis in their drainage strategy report. Curtins have not provided their post-development overland flows (I had to review their levels). Curtins have not explicitly indicated where the flood extents of drain 1 sits relative to the development.