

TCP/11/16(440)

Planning Application – 13/00148/IPM – Mixed use development including holiday lodges, leisure facilities, care home, assisted living accommodation, farm shop and café and associated landscaping and access routes (in principle) on Land 300 Metres West of the Old Manse, Gilmerton

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 83-84)*

REPORT OF HANDLING *(included in applicant's submission, see pages 85-96)*

REFERENCE DOCUMENT *(part included in applicant's submission, see pages 107-938, 1021-1053 and 1059-1061)*



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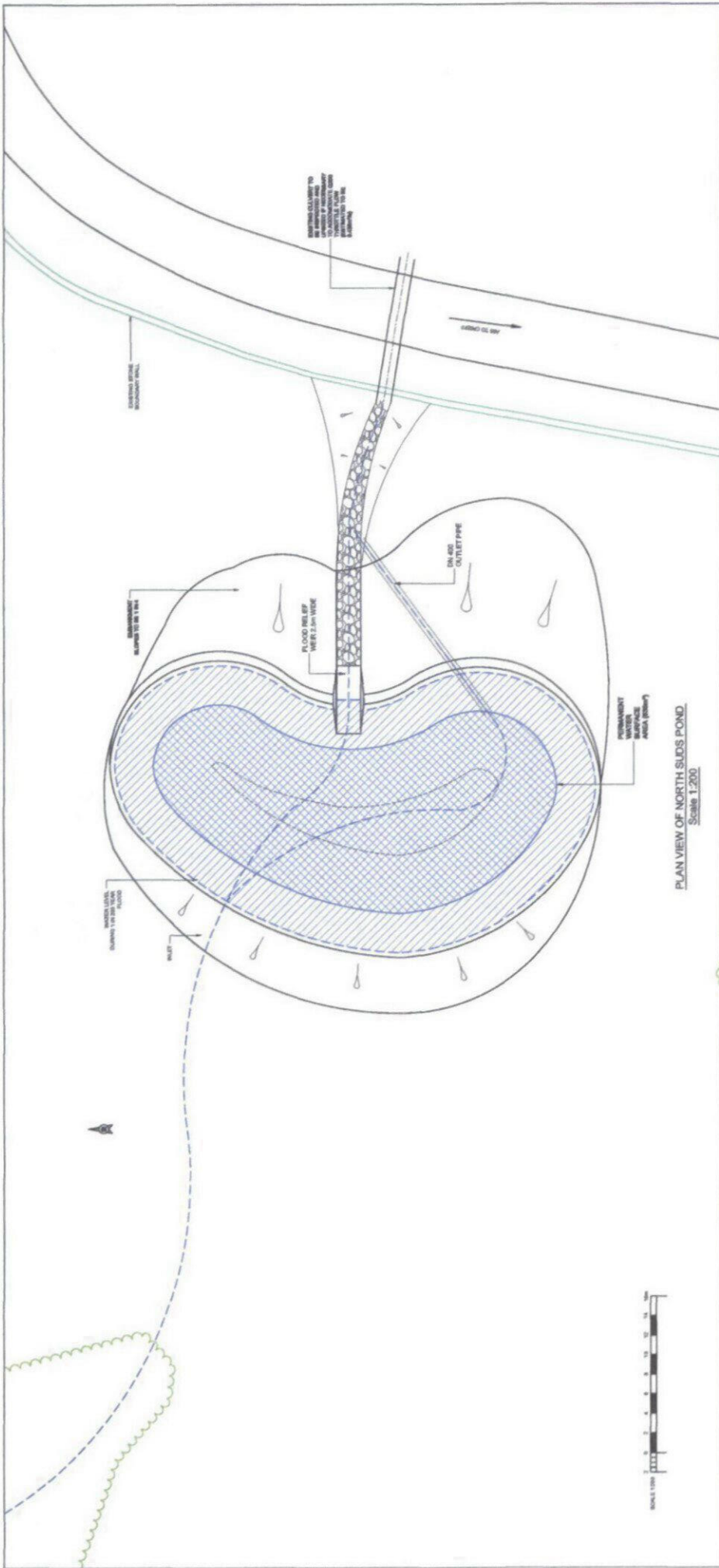
**Proposed Holiday Park and Leisure Complex
Project East, By Gilmerton, Perthshire
SUDS Ponds – Summary Design Statement**

With regard to the request for further information relating to the extent of the water bodies resulting from a 1 in 200 return period flood at the SUDS retention ponds we have developed the design of the ponds to the extent of confirming their location and size and have carried out a Flood Risk Assessment in each case. It should be noted that the design of the ponds will be further refined during the detailed design phase of the project.

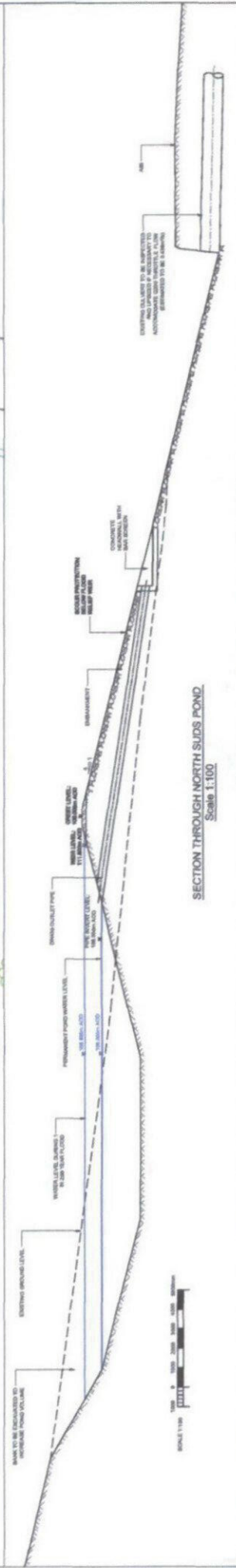
The Flood Estimation Handbook (FEH) Rainfall Runoff Method of flood estimation has been used to calculate the peak flow during the 0.5% annual exceedance probability (AEP) flood for each pond catchment. The catchment descriptors for the sites were extracted from the FEH CD-ROM version 3.

The attached Drawings Nos. 191644-DG-0001-P1 and 0002-P1 show the results with the key flooding information summarised as follows.

1. The South Pond is located near the south east corner of the site, about 40 metres to the north of the existing house named Garden Cottage. The maximum water level for the 0.5% AEP flood at the South Pond has been determined to be 111.85m AOD. This compares to a ground floor level of 112.83m AOD at Garden Cottage which indicates a freeboard of about 0.98 metres. Attenuated flood flows will be discharged from the pond along the existing burn course to the east of the pond and the existing culvert beneath the A85 will be investigated to ensure that it has satisfactory capacity.
2. The North Pond is located near the centre of the east boundary of the site. The nearest existing property to the pond, West Brae, is situated a considerable distance, about 170 metres, to the north east of the pond. The maximum level for a 1 in 200 year flood at the North Pond has been determined to be 108.89m AOD. This compares to a ground floor level of 104.86m AOD at West Brae. However, such is the remoteness of the property from the pond that all discharges or overtopping of the pond will be directed by the contours away from West Brae since the existing surrounding ground has a slope of about 1 in 6 in a south easterly direction. Attenuated flood flows will be discharged from the pond to the culvert beneath the A85 which will be investigated to ensure that it has satisfactory capacity. Even if the culvert became blocked, water ponding adjacent to the road could not rise above a level of about 101.6m AOD in a 1 in 200 year flood since it would discharge across the road to the lower ground on the south and east side of the road. Hence there is more than adequate freeboard relative to the ground floor level in West Brae.



PLAN VIEW OF NORTH SLUDS POND
Scale 1:200



SECTION THROUGH NORTH SLUDS POND
Scale 1:100

<p>Allen Gordon CONSULTING CIVIL AND STRUCTURAL ENGINEERS</p> <p>10000 WEST 10TH AVENUE DENVER, CO 80202 TEL: 303.751.1000 WWW.ALLENGORDON.COM</p>	<p>CLIENT: CRIEFF HYDRO LIMITED CREEFF PERTHSHIRE PH7 3LG</p>	<p>DATE: 07/07/14</p>	<p>BY: MR. G.D.</p>	<p>FOR: PERMITS</p>	<p>NO. 191644-DG-0002-P1</p>
	<p>PROJECT: PROPOSED HOLIDAY PARK AND LEISURE COMPLEX, GILBERTON, PERTHSHIRE</p>	<p>DATE: 07/07/14</p>	<p>BY: MR. G.D.</p>	<p>FOR: PERMITS</p>	<p>NO. 191644-DG-0002-P1</p>
	<p>FILE: NORTH SLUDS POND SITE PLAN AND SECTION</p>	<p>DATE: 07/07/14</p>	<p>BY: MR. G.D.</p>	<p>FOR: PERMITS</p>	<p>NO. 191644-DG-0002-P1</p>
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