

Our ref: PCS/102360
Your ref: C/09/00818/FUL

Divisional Manager
Planning & Development Department
North Lanarkshire Council
Municipal Buildings
Kildonan Street
Coatbridge
ML5 3LN

If telephoning ask for:
Dennis Kasap

11 September 2009

By email to: LiddellG@northlan.gov.uk

Dear Sir

Town and Country Planning (Scotland) Acts
Planning application: C/09/00818/FUL
Erection of secondary school, additional support needs secondary school, community facilities, external playing fields, associated road access and parking Drumpellier Country Park, Townhead Road, Townhead, Coatbridge, North Lanarkshire ML5 1RX

Thank you for your consultation letter of 28 July 2009 which SEPA received on 30 July 2009. I apologise for the delay in our response.

Based on the information currently available to us, we have **no objection in principle** to this planning application. We recommend that our comments are taken into consideration during the determination of this application. Please note the advice provided below.

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, which may take into account factors not considered at the planning stage.

1. Foul drainage

- 1.1 The foul drainage from the site must be discharged to the public sewerage system. The applicant should consult with Scottish Water in this regard.
- 1.2 We would confirm that it is the responsibility of Scottish Water to ensure that the additional flow arising from this development will not cause or contribute to the premature operation of consented storm overflows.

2. Surface water drainage

- 2.1 We would ask that any planning permission granted includes a **condition** requiring the proposed discharge of surface water to the water environment to be in accordance with the principles of the SUDS Manual (C697) which was published by CIRIA in March 2007. This will require the applicant to ensure that sufficient land/space is available with this site for the implementation of suitable SUDS features.

- 2.2 The discharge of surface water must comply with the terms of the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended). Further information on this matter can be found at http://www.sepa.org.uk/water/water_publications.aspx. However the design of the drainage system must be site specific and dependent upon the contaminants at the site, the remediation strategy and the risks posed by any residual contamination, in addition to the normal design considerations.

Advice for the applicant

- 2.3 The applicant should note that the discharge of surface water from this site should be in accordance with the terms of General Binding Rule (GBR) 10 of CAR. Therefore, no formal application is required for an authorisation from SEPA. The applicant is responsible to follow the principles and guidance in the SUDS Manual (C697) and implement suitable SUDS.

3. Flood risk

Advice for the planning authority

- 3.1 We have no objection to the proposed development on flood risk grounds. Notwithstanding this we would expect North Lanarkshire Council to undertake its responsibilities as the Flood Prevention Authority.
- 3.2 The advice contained in this letter is supplied to you by us 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 North Lanarkshire Council as Planning Authority in terms of the said Section 25 (2).

Technical review of flood risk

- 3.3 We have reviewed the information provided in this consultation and it is noted that, based upon information contained within the Indicative River and Coastal Flood Map (Scotland), the application site (or parts thereof) lie outwith the 1 in 200 year (0.5% annual probability) flood envelope and is therefore at low risk of flooding.
- 3.4 A Flood Risk Assessment (FRA) by Ramboll, dated 5 June 2009, was provided in support of this application. With regards to the FRA we would generally consider it to be a basic assessment of the hydrology and hydraulic condition of the watercourses likely to have an influence on the flood risk to the site. Further, detailed comment on the information contained in the FRA is included below.
- 3.5 We would note that the inclusion of an extract of the Indicative River and Coastal Flood Map (Scotland) within the FRA is inappropriate as the map is not available for the purposes of commercial gain and has been developed to provide a strategic overview for planning purposes rather than definitive risk for individual locations. We would request that this be removed from the FRA.
- 3.6 It would appear that the Applicant is aware of the basic principles laid out in SPP7, however it is uncertain as to whether the sensitive nature of this development in respect of flooding and flood risk has been considered. School sites are considered as essential civil infrastructure within the Risk Framework of SPP7 and as such should be protected up to the 1:1000 year flood event. It is unclear from the information provided if this issue has been considered by the Applicant and it would be recommended that this be reviewed.
- 3.7 We would broadly endorse the recommendation within the FRA that ground levels / hardstanding be set in such a way as to not promote ponding against buildings. We would recommend that this be done in such a way as to not adversely affect properties in the vicinity of the site.

- 3.8 It is noted that SUDS are proposed for the development site. It is recommended that the Council, as the Flood Prevention Authority, should comment on the sizing of SUDS for the purpose of flood control within and surrounding the site.

Additional information for applicant and caveats

- 3.9 The Indicative River & Coastal Flood Map (Scotland) has been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river cross-sections and low-lying coastal land. The outlines do not account for flooding arising from sources such as surface water runoff, surcharged culverts or drainage systems. The methodology was not designed to quantify the impacts of factors such as flood alleviation measures, buildings and transport infrastructure on flood conveyance & storage. The Indicative River & Coastal Flood Map (Scotland) is designed to be used as a national strategic assessment of flood risk to support planning policy in Scotland. For further information please visit www.sepa.org.uk/flooding/flood_map.aspx.
- 3.10 We wish to refer the Applicant to the document entitled: "Technical Flood Risk Guidance for Stakeholders". This document provides generic requirements for undertaking Flood Risk Assessments and can be downloaded from www.sepa.org.uk/flooding/flood_risk/planning__flooding.aspx. Please note that this document should be read in conjunction with Annex B in SEPA Policy 41: "Development at Risk of Flooding, Advice and Consultation – a SEPA Planning Authority Protocol", available from www.sepa.org.uk/flooding/flood_risk.aspx.
- 3.11 Please note that we are reliant on the accuracy and completeness of any information supplied by the Applicant in undertaking its review, and can take no responsibility for incorrect data or interpretation made by the authors.

4. Presence of mine shafts

- 4.1 We note the presence of two (possibly three) mine shafts at this location, as stated in the report by WSP Environmental dated 12 December 2008. This report states that the risks to the water environment associated with the development are considered low. At present, we are unclear if any associated works for ground stabilisation may impact on groundwater in the vicinity or how the applicant intends to address such issues.
- 4.2 It should be noted that the risks of pollution to the water environment need to be examined and investigated in view of the requirements of the Water Framework Directive and the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended) (CAR).
- 4.3 We would therefore request that any planning permission granted for this proposal is suitably **conditioned** to protect our interests until this outstanding issue has been satisfactorily resolved.

5. Land contamination

- 5.1 We have a particular interest in pollution of the water environment arising from any land contamination at the site. It is for the Council to decide whether the site is suitable for the proposed use or can be made suitable for use in the context of any land contaminated at this location (PAN 33: Development of Contaminated Land provides guidance on this matter). This may include, or be informed by, the preparation of appropriate site investigation and risk assessments. An objective of any investigation should be to determine whether or not any contamination present would constitute pollution of the water environment (including groundwater) so that any required remedial action can be undertaken prior to redevelopment. It is desirable that any investigation and remediation works should be at least sufficient to ensure that the site conditions, once developed, would not constitute contaminated land under Part IIA of the Environmental Protection Act 1990.

5.2 As the Local Authority is in most cases the lead authority in relation to contaminated land, we advise consultation with your Environmental Services Department and those responsible for implementing the contaminated land regime in this regard. We would only expect to be consulted when, after evaluation of all available information (including appropriate site investigations and risk assessments) the local authority has determined that there is the potential for the site to impact on the water environment.

6. Regulatory requirements

6.1 Details of regulatory requirements and good practice advice for the applicant can be found on our website at www.sepa.org.uk/planning. If you are unable to find the advice you need for a specific regulatory matter, please contact our North Lanarkshire Regulatory Team at:

Orbital House
3 Redwood Crescent
Peel Park
EAST KILBRIDE
G74 5PR
Tel: 01355 574200
Fax: 01355 574688

If you have any queries relating to this letter, please contact me by telephone on 0135 557 4308 or e-mail at dennis.kasap@sepa.org.uk.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D Kasap', enclosed within a circular scribble.

Dennis Kasap
Senior Planning Officer
Planning Service (East Kilbride Office)

Copy to:

JM Architects
64 Queen Street
Edinburgh
EH2 4NA