

From: [Lee Watson](#)
To: [Planning Online](#)
Cc: [Bruce Strachan](#); [Graeme Steel](#)
Subject: Planning Consultation: APP/2015/1107
Date: 08 June 2015 12:53:41

Consultee: Flood Prevention Unit
Planning Reference: APP/2015/1107
Case Officer Name: Bruce Strachan

Proposal: Full Planning Permission - Major for Proposed Residential Development (Erection of 66 Dwellinghouses)
Address: Land East Of, Greystone Road, Kemnay
Grid Reference: 373772.815593

With regards the above planning application, while we note that Drainage Layout drawings have been submitted by Fairhurst, no other supporting information appears to be available (Masterplan contents Section 3.6 – Drainage and Flooding *not currently available on Planning website*). As such, we have the following comments with regards surface water drainage.

- 1/ A Drainage Impact Assessment, prepared in accordance with Council Guidelines would be required.
- 2/ As per the Geotechnical Interpretive report submitted, if infiltration testing proves that ground is impervious then suitable attenuation calculations should be provided to prove that on-site surface water drainage system has adequate storage capacity for a 30 year return period rainfall event. Prior to a controlled discharge into either an available watercourse or public sewer (to be agreed with Scottish Water), controlled as minimum to the pre-development run-off rate. Please note – there is likely a requirement for a road drain designed with extra capacity (storm drain) prior to a connection into the new culvert at the access road, as this appears to be a section without any attenuation in the system.
- 3/ Attenuation System construction details to be provided (including discharge control if necessary).
- 4/ A statement on how future maintenance of the proposed drainage system will be performed and confirmation of who will be responsible.
- 5/ Confirmation that any existing site or field drainage will be located and suitably altered, if indeed disturbed.
- 6/ We would require confirmation that Transportation - Roads Development will accept even an attenuated discharge from this development into the existing road side ditch (U213C). It would also be worth checking with the Principal Roads Engineer if there has been any previous issues with the roads drainage in this area, or downstream. By copy of this email, can Transportation - Roads Development please note this issue.
- 7/ Also with regards the road side ditch, we will require new culvert capacity calculations and confirmation of the proposed size, to be designed for a 1 in 200 year plus climate change event.
- 8/ We note the general topography of the site and suggest that (private) cut-off drains are investigated and installed along the bottom of any slopes (for example at plot no.s 5 -12 and 35 - 42) where there could eventually be private issues with gardens flooding from surface water run-off.

We trust this of assistance and all you require from us at this time.

Regards,
Lee Watson

Flooding & Coast Protection
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