

Our ref: PCS/150214
Your ref: 16/00931/APP

If telephoning ask for:
Alison Wilson

8 December 2016

Darren Westmacott
Committee Services Officer
The Moray Council
Council Office
High Street
Elgin
IV30 1BX

By email only to: darren.westmacott@moray.gov.uk

Dear Mr Westmacott

Town and Country Planning (Scotland) Acts
Planning application: 16/00931/APP
Notice of Review: Erect Dwellinghouse with Integral Garage and Detached Domestic Garage
Plot 5, Enzie Station, Clochan, Buckie

Thank you for your consultation email which SEPA received on 24 November 2016, requesting “further information from SEPA and Moray Council’s Flood Risk Management department on the impact of the development on drainage and flood risk to Clochan.”

Advice for the planning authority

We have **no objection** to this planning application on flood risk grounds. Please note the advice provided below.

1. Flood risk

1.1 We have reviewed the documents submitted with this consultation in respect of flood risk and from the information supplied no flood risk is immediately apparent. As such we have **no objection** to this planning application on flood risk grounds. If you require us to provide additional comments on this issue, please re-consult us and specify the nature of the perceived flood risk.

2. Other planning matters

2.1 For all other matters, such as foul and surface water drainage, we provide [standing advice](#) applicable to this type of local development.

Regulatory advice for the applicant

3. Regulatory requirements

- 3.1 Details of regulatory requirements and good practice advice for the applicant can be found on the [Regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at: 28 Perimeter Road, Pinefield, Elgin, IV30 6AF, Tel: 01343 547663.

If you have any queries relating to this letter, please contact me by telephone on 01224 266656 or email at planning.aberdeen@sepa.org.uk.

Yours sincerely

Alison Wilson
Senior Planning Officer
Planning Service

ECopy to: Colin Keir, Plans Plus, cktplans@aol.com

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).