

The City of Edinburgh Council

Flood Prevention Guidelines For Developments

The application should include a flood risk assessment and a surface water management plan.

Flood Risk Assessment

1. The flood risk assessment should show that the development is not at risk of flooding in a 1:200yr (0.5% AEP) flood from a watercourse. An allowance should be made for climate change.
2. Land raising to protect the development will not generally be acceptable within functional flood plains.

Surface Water Management Plan

The surface water management plan should deal with flood risk from surface water, ensuring that flood risk elsewhere is not made worse by runoff from the development. The main elements of the surface water management plan should be analysed up to the 1:200yr (0.5%AEP) event with an allowance for climate change and include as follows:

Discharge Point

1. Discharge point(s) for the drainage system must be identified, and the approval in principle from the owner, or Scottish Water in the case of a sewer, for the discharge to that point must be demonstrated.
2. If the drainage system discharges to a watercourse, directly or indirectly, it must be served by SUDS in accordance with the SUDS manual and SUDS for roads where applicable. The treatment methods must be approved by SEPA. Maximum discharge rates should not exceed 4.5l/s/ha or the 2yr greenfield rate, whichever is the lower. Attenuation volume must be designed for the full capacity of the drainage system.

Flow Paths

1. Surface water should be dealt with by analysing the existing and proposed flow paths and depths for surface water runoff. This should include runoff from outwith the site, from unpaved areas within the site, and from paved areas in events which exceed the capacity of the drainage system.
2. New buildings in the development must not be at risk of flooding as a result of these flow paths and depths
3. Where runoff from the site could increase flood risk elsewhere, the increased runoff from paved surfaces, relative to greenfield runoff, (up to the 1;200yr plus climate change event) should be attenuated on site.
4. If the development alters existing flow paths in a way which increases flood risk to existing property, additional attenuation or other measures may be required.

SUDS Maintenance

1. Details of the organisation taking on the responsibility of the proposed SUDS (including underground attenuation tanks), the size of SUDS retention ponds along with GIS co-ordinates is required.

It is recognised that small, restricted sites may require some relaxation in respect of attenuation volumes on site.

Information should be supplied in a report detailing proposed mitigation measures with supporting and appropriate drawings and calculations. Print outs solely from InfoWorks / MicroDrainage is not considered as a sufficient report.

Drainage issues can not be left as a condition on an FUL or AMC application, since it can have significant impacts on finished floor levels, property locations, location of paths and other hard landscaping aspects. This information is required prior to this department's determination.