

61471 Planning Correspondence

From: [REDACTED]@edinburgh.gov.uk>
Sent: 11 December 2014 15:13
To: [REDACTED]@edinburgh.gov.uk>
Cc: [REDACTED]@edinburgh.gov.uk>
Subject: 14/04860/FUL - 17 Frogston Road East

[REDACTED],

Please find attached the CEC Flood Prevention response to application 14/04860/FUL.

Kind regards,

[REDACTED]

From: [REDACTED]@edinburgh.gov.uk]
Sent: 10 April 2015 15:14
To: [REDACTED]
Subject: Flooding/Drainage at Broomhills

Hello again [REDACTED],

I'm just trying to tie up some loose ends at Burdiehouse. Can you advise if the engineers have submitted anything further with regards to flooding? I believe we sent this to the engineers but I don't appear to have a response.

Thanks

[REDACTED]

[REDACTED]

Senior Planning Officer - Development Management

Planning and Building Standards | Services for Communities | The City of Edinburgh Council |
Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED]@barratthomes.co.uk>
Sent: 10 April 2015 15:18
To: [REDACTED]@edinburgh.gov.uk>
Subject: RE: Flooding/Drainage at Broomhills

[REDACTED]

Our Engineer is off today, but will confirm next week.

If they have not responded I will have them send it to me and I will forward onto you so I know it is done. I will copy in the flood officer too.

Regards

Design Manager
Barratt East Scotland
(A trading name of BDW Trading Limited)

From: [REDACTED]
Sent: 10 September 2015 09:55
To: [REDACTED]
Subject: Broomhills - 14/04860/FUL

Hi [REDACTED],

Can you advise if you are satisfied with the flooding and drainage proposals for this application (14/04860/FUL)? (Sorry for bombarding you recently – I'm trying to finalise my committee reports!)

Thanks

[REDACTED]

[REDACTED]
[Senior Planning Officer - Development Management](#)

Planning and Building Standards | Services for Communities | The City of Edinburgh Council |
Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED]@edinburgh.gov.uk>
Sent: 10 September 2015 10:01
To: [REDACTED]@edinburgh.gov.uk>
Subject: RE: Broomhills - 14/04860/FUL

Hi [REDACTED],

No worries- I appreciate you're trying to tie up loose ends.

As per the attached email I don't think the developer has provided any further information to address [REDACTED]'s comments from December. So they still stand.

Kind regards,

[REDACTED]

Project Officer | Flood Prevention | Roads and Transport | Services for Communities | The City of
Edinburgh Council | Waverley Court, Room C.1, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED]
Sent: 17 September 2015 14:55
To: [REDACTED]@edinburgh.gov.uk> [REDACTED]@edinburgh.gov.uk)

Cc: [REDACTED] [@ema-architects.co.uk](mailto:[REDACTED]@ema-architects.co.uk)

Subject: Frogston Road East - Flood Risk Assessment

[REDACTED]

Please see attached Kaya's letter report to the Council's flooding response. In addition I attach a copy of the drainage layouts.

We are waiting on the overland flow paths and Micro Drainage calculations which I will forward as soon as I receive over the next week.

Regards

[REDACTED]

Design Manager
Barratt East Scotland
(A trading name of BDW Trading Limited)

From: [REDACTED] [@barratthomes.co.uk](mailto:[REDACTED]@barratthomes.co.uk)
Sent: 24 September 2015 10:06
To: [REDACTED]
Cc: [REDACTED] [@ema-architects.co.uk](mailto:[REDACTED]@ema-architects.co.uk)
Subject: RE: Frogston Road East - Flood Risk Assessment

[REDACTED]

Further to my e-mail below, sent last week, please find attached the overland flow paths and Micro Drainage calculations.

This is now all the flooding information passed on. Let me know if you need any further information.

Regards

[REDACTED]

Design Manager
Barratt East Scotland
(A trading name of BDW Trading Limited)

From: [REDACTED]
Sent: 24 September 2015 11:05
To: [REDACTED]
Subject: FW: Frogston Road East - Flood Risk Assessment

Hi [REDACTED],

Could you have a look at these for 14/04860/FUL and let me know if they are acceptable?

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@edinburgh.gov.uk>

Sent: 06 October 2015 15:35

To: [REDACTED]

Subject: Broomhills/Frogston

[REDACTED],

SEPA objected to the proposals on the grounds that:

3. Surface Water Drainage

- 3.1 Although the applicant has submitted detail on site drainage, it would appear that they are providing a single level of surface water drainage treatment in the form of a large detention basin to the south of the development. It may be that there are areas of porous paving / roadways within the development but the plans do not show that level of detail. On the grounds that there is only a single level of treatment being provided – rather than the two levels (as a minimum) required under the Water Environment (Controlled Activities) (Scotland) Regulations, we **object** unless and until the proposal is modified in order to provide a sufficient level of treatment in accordance with the principles of the SUDS (Sustainable Drainage Systems) Manual (C697) published by CIRIA. If two levels of SUDS treatment are indeed already designed into the drainage scheme then we ask that this be confirmed to us by way of a site layout indicating where this is provided – this would be sufficient for us to remove our objection.
- 3.2 Comments from Scottish Water and, where appropriate, the Local Authority Roads Department and the Local Authority Flood Prevention Unit should be sought on the SUDS strategy in terms of water quantity/flooding and adoption issues.
- 3.3 Surface water drainage from the construction phase should also be dealt with by SUDS. Such drainage should be in accordance with C648 and C649, both published by CIRIA. It should be noted that oil interceptors are not considered SUDS in their own right but are beneficial as part of the treatment train.

Can you confirm that the site is receiving two levels of treatment for surface water, and is this indicated on a layout?

Thanks

[REDACTED]

[REDACTED]

Senior Planning Officer - Development Management

Planning and Building Standards | Services for Communities | The City of Edinburgh Council |
Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED] <[REDACTED]@edinburgh.gov.uk>

Sent: 06 October 2015 15:36

To: [REDACTED]

Subject: FW: Frogston Road East 14/04860/FUL - Flood Risk Assessment

Hi [REDACTED],

Sorry to bombard you with documents, but here is some additional information regarding the proposed residential development at Frogston Road East (14/04860/FUL). Your consultation response of December 2014 objected to the development on grounds of a single level of treatment being provided.

If these documents are satisfactory, can you confirm your position on the proposed development?

Many thanks

[REDACTED]

[REDACTED]

Senior Planning Officer - Development Management

Planning and Building Standards | Services for Communities | The City of Edinburgh Council |
Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED]
Sent: 06 October 2015 15:41
To: [REDACTED] <[\[REDACTED\]@barratthomes.co.uk](mailto:[REDACTED]@barratthomes.co.uk)>
Cc: [REDACTED] <[\[REDACTED\]@barratthomes.co.uk](mailto:[REDACTED]@barratthomes.co.uk)>; [REDACTED] <[\[REDACTED\]@barratthomes.co.uk](mailto:[REDACTED]@barratthomes.co.uk)>
Subject: FW: Broomhills/Frogston

[REDACTED]

Can you please comment and provide amended drawings to pass onto the planner.

Can this be actioned this week?

Thanks

[REDACTED]

Design Manager
Barratt East Scotland
(A trading name of BDW Trading Limited)

From: [REDACTED]
Sent: 06 October 2015 15:45
To: RES - Typing Riccarton
Cc: [REDACTED]
Subject: FW: Frogston Road East 14/04860/FUL - Flood Risk Assessment
Importance: High

Hello

Can you load this email and attachments to PCS as a major development and assign to [REDACTED] please. The related case is PCS/137407.

It is a planning authority consultation.

Thank you, [REDACTED].

[REDACTED]

Senior Planning Officer

Planning Service, SEPA, Clearwater House, Heriot Watt Research Park, Edinburgh, EH14 4AP

From: [REDACTED]@sepa.org.uk>
Sent: 06 October 2015 15:48
To: [REDACTED]@edinburgh.gov.uk>
Subject: RE: Frogston Road East 14/04860/FUL - Flood Risk Assessment

[REDACTED] hello

I take it things are more than usually busy and demanding at Waverley Court?

I've had this consultation set up and assigned it to [REDACTED] who responded in December last year. I'll respond, though, if [REDACTED] has too much other casework at the moment.

Best wishes, [REDACTED].

[REDACTED]

Senior Planning Officer

Planning Service, SEPA, Clearwater House, Heriot Watt Research Park, Edinburgh, EH14 4AP

From: [REDACTED]
Sent: 06 October 2015 16:33
To: [REDACTED]@barratthomes.co.uk>
Cc: [REDACTED]@barratthomes.co.uk>; [REDACTED]
[REDACTED]@barratthomes.co.uk>
Subject: RE: Broomhills/Frogston

[REDACTED],

I can confirm we will be providing two levels of treatment, if I can direct you to the Drainage Strategy (page 3 – Surface Water Treatment), this sets out the proposals for the first stage treatment comprising filter trenches alongside the spine road, permeable paving for a proportion of the housing roads and in curtilage filter trenches or porous drives for the roofs and drives. The second level of treatment will be provided by the SUDS basin.

Hopefully this will be sufficient for the application to be considered.

Regards

[REDACTED]

[REDACTED]
Engineering Manager
Barratt East Scotland
(A Trading name of BDW East Scotland Limited)

From: [REDACTED]@barratthomes.co.uk]
Sent: 06 October 2015 16:50
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Broomhills/Frogston

[REDACTED]

Please find below and attached a response from our engineer on the points raised this afternoon.

This should hopefully conclude matters.

Thanks

[REDACTED]
Design Manager
Barratt East Scotland
(A trading name of BDW Trading Limited)

From: [REDACTED]@SEPA.org.uk>
Sent: 07 October 2015 09:46
To: [REDACTED]@edinburgh.gov.uk>
Cc: [REDACTED]@barratthomes.co.uk' [REDACTED]@barratthomes.co.uk>
Subject: Re: FW: Broomhills/Frogston

[REDACTED],

Further to your email of 6 October in which you forwarded to SEPA comments from [REDACTED] in response to our objection (specifically section 3.1 of our letter of 11 December 2014) I can confirm that we are satisfied with the levels of treatment proposed for surface water drainage at the site and our objection is therefore **withdrawn**.

All other comments in our response of 11 December 2014 remain valid.

Please do not hesitate to contact me if you require any further information.

Regards

[REDACTED]

[REDACTED]
Senior Planning Officer

Scottish Environment Protection Agency
Strathallan House
Castle Business Park
Stirling
FK9 4TZ

From: [REDACTED]@SEPA.org.uk]
Sent: 07 October 2015 15:12
To: [REDACTED]
Subject: FW: Frogston Road East 14/04860/FUL - Flood Risk Assessment
Importance: High

Hi [REDACTED]

I emailed you earlier withdrawing SEPA's objection to 14/04680/FUL – we had objected to the proposal on 11 December 2014.

I have just noticed this additional email you sent to [REDACTED] yesterday relating to overland flows and micro drainage.

Our response of 11 December 2014 sought the imposition of a condition in respect of no built development or land raising taking place within the 1:200 year flood extent.

I assume that you do not require any further comments from SEPA in respect of flood risk – I'd appreciate confirmation of this.

Many thanks
[REDACTED]

From: [REDACTED]@edinburgh.gov.uk]
Sent: 07 October 2015 15:50
To: [REDACTED]
Subject: RE: Frogston Road East 14/04860/FUL - Flood Risk Assessment

Hi [REDACTED],

I don't require anything further from you with regards to flood risk.

Regards
[REDACTED]

From: [REDACTED]@edinburgh.gov.uk>
Sent: 09 October 2015 15:36
To: [REDACTED]@edinburgh.gov.uk>
Subject: RE: Frogston Road East - Flood Risk Assessment

[REDACTED],

(14/04860/FUL)

I have reviewed the Kaya flooding response along with the drainage response by [REDACTED].

I am satisfied that Kaya have addressed the concerns raised with respect to flood risk. I note however a number of points that are still to be addressed with respect to drainage.

- The applicant has not provided a pre-development flow path diagram, only post development.
- The applicant has not included climate change in the microdrainage calculations
- The applicant has used a free flowing outfall in the microdrainage calculations with an invert level of 121.868 mAOD. Due to the topography of the land this is a reasonable assumption and is therefore acceptable.
- The applicant has not provide microdrainage calculations for the two smaller networks at the north (MH S204) and eastern (MH S175) edges of the site which discharge to the combined drainage network. Please provide calculations for these areas.
- Can the applicant confirm the proposed maximum discharge rates from the site at the various discharge location and also confirm the total impermeable area of the site.

Kind regards,

[REDACTED]

Project Officer | Flood Prevention | Roads and Transport | Services for Communities | The City of Edinburgh Council | Waverley Court, Room C.1, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED]
Sent: 09 October 2015 15:36
To: [REDACTED]
Subject: RE: Frogston Road East - Flood Risk Assessment

[REDACTED],

(14/04860/FUL)

I have reviewed the Kaya flooding response along with the drainage response by [REDACTED].

I am satisfied that Kaya have addressed the concerns raised with respect to flood risk. I note however a number of points that are still to be addressed with respect to drainage.

- The applicant has not provided a pre-development flow path diagram, only post development. - pre development flow path sketch attached.
- The applicant has not included climate change in the microdrainage calculations – we have accounted for 20% climate change in all our MicroDrainage calculations – I have re-attached the calcs.
- The applicant has used a free flowing outfall in the microdrainage calculations with an invert level of 121.868 mAOD. Due to the topography of the land this is a reasonable assumption and is therefore acceptable.
- The applicant has not provide microdrainage calculations for the two smaller networks at the north (MH S204) and eastern (MH S175) edges of the site which discharge to the

combined drainage network. Please provide calculations for these areas. – MicroDrainage calcs attached for two smaller networks, revised drainage layout drawings are attached too.

- Can the applicant confirm the proposed maximum discharge rates from the site at the various discharge location and also confirm the total impermeable area of the site.
- Main SW network – 9.103 Ha hardstanding giving 45.515 l/s
- Two small SW networks are 0.22 Ha and 0.098 Ha – we have used a discharge rate of 4.5 l/s for each of these areas.

Kind regards,

[Redacted]

Project Officer | Flood Prevention | Roads and Transport | Services for Communities | The City of Edinburgh Council | Waverley Court, Room C.1, 4 East Market Street, Edinburgh, EH8 8BG |

From: [Redacted] [@barratthomes.co.uk](mailto:[Redacted]@barratthomes.co.uk)
Sent: 15 October 2015 15:54
To: [Redacted]
Cc: [Redacted] [@ema-architects.co.uk](mailto:[Redacted]@ema-architects.co.uk)
Subject: FW: Frogston Road East - Flood Risk Assessment

[Redacted]

Please find attached our Engineers response to [Redacted]'s e-mail below.

Can you please confirm he is now satisfied with the information provided.

Regards

[Redacted]

Design Manager
Barratt East Scotland
(A trading name of BDW Trading Limited)

From: [Redacted]
Sent: 15 October 2015 16:02
To: [Redacted]; [Redacted]
Subject: FW: Frogston Road East - Flood Risk Assessment

Hi [Redacted],

I would be grateful if you could have a look at this information and let me know if it is acceptable.

Jon- can you put the attachments onto the portal please? Just as additional flooding info.

Thanks

[Redacted]

From: [REDACTED]
Sent: 22 October 2015 12:51
To: [REDACTED]
Subject: RE: Frogston Road East - Flood Risk Assessment

[REDACTED],

(14/04860/FUL)

The Microdrainage calculations are satisfactory.

The two smaller networks are very small and based upon the 4.5 l/s/ha of impermeable area output would create a very small maximum discharge rate which is unrealistic. Therefore the maximum discharge rate at each of the two points should be limited to 3 l/s via a 75mm hydrobrake as this is the minimum size permitted by Sewers for Scotland. Please can the applicant revise the drainage layout drawings to reflect this.

Kind regards,

[REDACTED]

From: [REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)
Sent: 22 October 2015 13:09
To: [REDACTED] [@barratthomes.co.uk](mailto:[REDACTED]@barratthomes.co.uk)>
Subject: FW: Frogston Road East - Flood Risk Assessment
Importance: High

[REDACTED],

Please see below and address ASAP and revert back to me.

Thanks

[REDACTED]

[REDACTED]
[Senior Planning Officer - Development Management](#)

Planning and Building Standards | Services for Communities | The City of Edinburgh Council |
Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED] [@barratthomes.co.uk](mailto:[REDACTED]@barratthomes.co.uk)
Sent: 23 October 2015 13:20
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Frogston Road East - Flood Risk Assessment

[REDACTED]

Please find attached the revised calcs and drawings from our Engineer addressing the flood officers issues below.

Can you please confirm this now addresses the flooding issues.

Regards

Design Manager
Barratt East Scotland
(A trading name of BDW Trading Limited)

From: [redacted]@edinburgh.gov.uk>
Sent: 27 October 2015 15:48
To: [redacted]@barratthomes.co.uk>; [redacted]
[redacted]@edinburgh.gov.uk>
Subject: RE: Frogston Road East - Flood Risk Assessment

[redacted],

Thanks for sending this through. This information addresses all the flood prevention team's remaining concerns. We have no further comments on this application.

Kind regards,

[redacted]

Project Officer | Flood Prevention | Roads and Transport | Services for Communities | The City of Edinburgh Council | Waverley Court, Room C.1, 4 East Market Street, Edinburgh, EH8 8BG |

From: [redacted]@edinburgh.gov.uk]
Sent: 03 November 2015 10:45
To: [redacted]@barratthomes.co.uk>
Subject: FW: Frogston Road East - Flood Risk Assessment

[redacted]
Has this been addressed?
Thanks

[redacted]

From: [redacted]@barratthomes.co.uk>
Sent: 03 November 2015 12:50
To: [redacted]@edinburgh.gov.uk>
Subject: RE: Frogston Road East - Flood Risk Assessment

[redacted]

[redacted] confirmed all ok, copy attached.

Regards

[redacted]

Design Manager
Barratt East Scotland
(A trading name of BDW Trading Limited)
