

PLANNING PERMISSION IN PRINCIPLE FOR THE ERECTION OF A HIGH VOLTAGE CABLE MANUFACTURING FACILITY, INCLUDING DETAILED PLANNING PERMISSION FOR THE CONSTRUCTION OF A 185M HIGH EXTRUSION TOWER WITH ASSOCIATED FACTORIES, RESEARCH AND TESTING LABORATORIES, OFFICES WITH ASSOCIATED STORES, TRANSPORT, ACCESS, PARKING AND LANDSCAPING WITH ON-SITE GENERATION AND ELECTRICAL INFRASTRUCTURE AND CABLE DELIVERY SYSTEM AT FORMER COAL TERMINAL HUNTERSTON WEST KILBRIDE, AYRSHIRE

(PLANNING REF. 22/00133/PPPM)

14th of March 2022

Thank you for consulting NAC Flooding for our views on the above planning application.

The applicant's Flood Risk Assessment (FRA) states that there are localised depressions within the site that have a high and medium likelihood of surface water flooding and that an area to the north of the site, including the access road off the A78, has a high and medium likelihood of both surface water flooding and flooding from the Glen Burn. SEPA's flood hazard maps also show that the existing pier is at risk of coastal flooding.

SEPA should be consulted for their views on the recommendations of the FRA and for their view on the acceptability of the proposed development in terms of flood risk from rivers and from the Firth of Clyde.

The applicant's supporting information states that surface water flood risk would be mitigated by avoiding development within the flood risk area to the north of the site and by the installation of a surface water drainage system together with ground reprofiling within the site. The principle of this mitigation strategy is acceptable in flood risk terms but it is recommended that the following details are controlled by planning conditions:

1. Confirmation shall be submitted in writing to North Ayrshire Council as Planning Authority and certified by a suitably qualified person that a scheme to treat the surface water arising from or otherwise affecting the site has been prepared in accordance with the principles and practices contained in 'The SuDS Manual' (CIRIA report C753, published November 2015) and the requirements of The Water Environment (Controlled Activities) (Scotland) Regulations 2011. Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

2. The above scheme shall include details of proposed ground levels, finished floor levels and pre & post development overland flows that shall demonstrate that people and property would not be put at flood risk during the designed storm event (1 in 200 return period plus an allowance for climate change and urban creep) when the capacity of the proposed infrastructure is exceeded. In accordance with the recommendations of the FRA, finished floor levels shall be set to a minimum of 6.00m AOD, threshold levels shall be raised a minimum of 150mm above external ground levels and all key external infrastructure shall be elevated by at least 150mm or protected by bunds.
3. Given that the proposed development would include the construction of a basement, confirmation shall be submitted in writing to North Ayrshire Council as Planning Authority and certified by a suitably qualified person that the detailed proposals are sufficiently flood resilient / resistant and that an accompanying certified flood management plan suitably addresses residual flood risk at the site from all sources of flooding.

Notes:

- i. It is noted that the design of a system to treat and dispose of foul water has yet to be undertaken. Where the detailed design would include a number of package treatment plants, it is strongly recommended that these discharge to the water environment via a dedicated pipe network that would be completely separate from the scheme to treat runoff arising from or affecting the site.
- ii. The water quality treatment of runoff arising from or affecting the site – including runoff from roofs - must take into account the sensitivity of the receiving watercourse or coastal waters. NAC Flooding does not have information on the sensitivity of the water environment around the site and further information should be sought from the appropriate authorities.
- iii. While runoff from the site can discharge to coastal waters without attenuation, on site storage may still be required to manage flood risk to people and property.
- iv. The views of other authorities should be sought on the proposed storage and disposal of trade effluent and the management, treatment and disposal of foul water.