

**DRAINAGE STATEMENT**  
**ERECT NEW 4 BED DWELLING AT**  
**PLOT B, QUARRY ROAD, LOSSIEMOUTH**  
**Ref: 220036**

**INTRODUCTION:**

This Drainage Statement has been prepared by CM Design Architectural & Planning Consultants in response to recent changes in Moray Council Policy, which seeks to steer development away from areas at risk of flooding and to ensure that any new development does not impact upon flooding issues in Moray.

Scottish Planning Policy (SPP) requires Planning Authorities to take into account flood risk when considering new development. This Drainage Statement confirms there to be no flood risk issues on the application site whatsoever.

This statement has been prepared in line with the Supplementary Guidance produced by Moray Council dated Feb 2019.

**SITE DESCRIPTION:**

The proposed site relates to a previously approved 2 plot development valid until September 2022 located on Quarry Road in Lossiemouth and equates to **415m<sup>2</sup>** of unmaintained garden ground which is overgrown.

The proposed dwelling remains largely unchanged by this new development and continues to be afforded a reasonable garden, ensuring that there is sufficient capacity for the proposed drainage system.

A topographical survey as been carried out, demonstrating that there is a significant change in level between quarry road and the garden area. The proposed dwelling has been designed to accommodate the level differences.

The proposed development continues to relate to a 3 storey, 4 bedroom dwelling and associated infrastructure. There are no existing services located within the site.

The SEPA Flood Maps have been consulted which indicate that there is **no risk of flooding**.

**SITE CONDITIONS:**

A site investigation has been conducted by GMC Surveys in February 2022. Please refer to their detailed report attached.

Trial pits were excavated to depths of 1.7m and consisted of 300mm topsoil overlying light brown, medium to loose, fine sands and rounded gravels proved to the depth of the excavation.

A neighbouring development is currently under construction in which drainage measures have been implemented without difficulty.

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Thursday, 31 March 2022

**DRAINAGE PROPOSALS:**

Surface water is to discharge into a new surface water soakaway within the garden grounds of the proposed site. The enclosed report from GMC specifies a 1200mm precast, perforated concrete soakaway ring.

The foul water is to be pumped and connected to public sewer located to the west of the site on Quarry road.

We trust this Drainage statement and GMC's report alleviates any flooding concerns.

Sincerely yours,

**ANNA CARSWELL**

ARCHITECTURAL TECHNOLOGIST

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