

Friends of Blairs Loch

Secure store & covered workspace

Planning Application 23/01897/APP

Drainage Statement

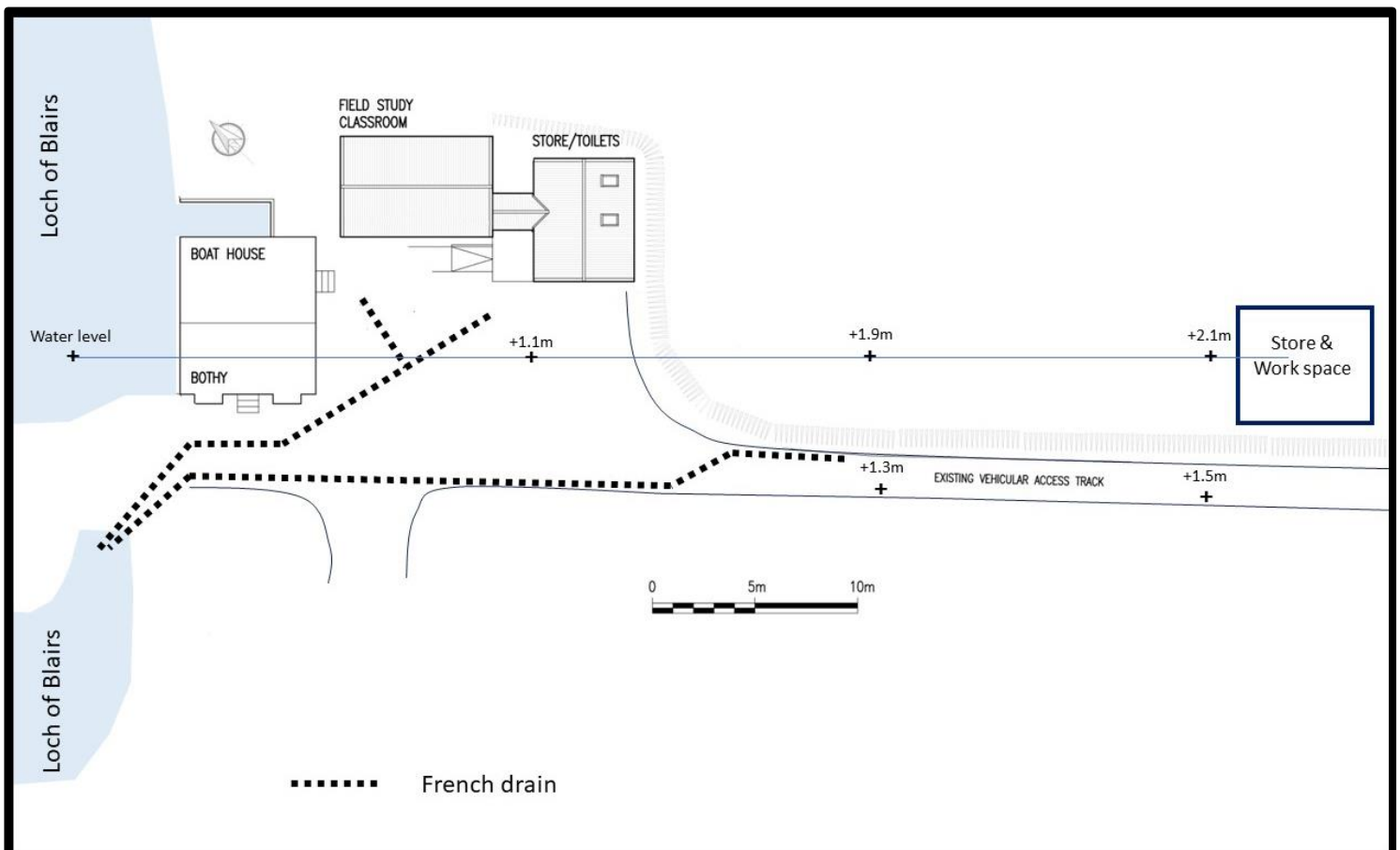
This statement is presented as supporting documentation for planning application 23/01897/APP made by the community charity Friends of Blairs Loch (SC048921).

Existing arrangements

The proposed development site is alongside the southern shore of Loch of Blairs. The general topography is gently sloping from southwest to northeast. The exact position where the store/workspace will be located is 2.1m above the loch's water level and 0.6m above the level of the existing vehicle access track (heights measured 28/10/19 as part of planning application 20/00449/APP).

Drainage from the area, under typical rainfall conditions, is via infiltration into the water table set by the loch.

Under deluge rain conditions, excessive surface water flows down onto the vehicle access track and along the northern edge the track before entering an existing French drain system (c0.5m below



surface level) which terminates in the loch adjacent to the small secondary boat house. The French drain comprises of two 75mm diameter perforated pipes.

Proposed store & workspace

The proposed development will have no measurable impact on the existing situation. The site is adjacent to a wooded area, but no standing trees will be removed as part of the project. The area to be developed is made up of rough ground, covered by soft vegetation, which will be levelled.

The concrete raft forming the workshop floor (150mm depth) will not affect existing infiltration and the flow of water, during deluge rainfall, will continue to flow onto the vehicle track and down to the existing French drain. Rainwater from the sloped roof of the workspace (c22m²) will collect in a gutter and drop to ground level via a down pipe on the southwestern corner of the space.

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November 2023