

DRAINAGE STATEMENT

Extension to Existing Garage
At 3 Fleurs Drive, Elgin, IV30 1SS

INTRODUCTION:

This Drainage Statement has been prepared by CM Design Architectural & Planning Consultants in response to recent changes in Moray Council Policy, which seek 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.

National Planning Framework 4 (NPF4) 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 National Planning Framework 4 (NPF4) dated Feb 2023.

SITE DESCRIPTON:

The existing garage is situated at 3 Fleurs Drive, Elgin. The existing Garage will be extended by approximately 17m² and therefore **does not require amended drainage design.**

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

The proposed development is to extend the existing Garage by approximately 17m².

DRAINAGE DESIGN:

Rain water will be dealt with by means of a private surface water soakaway approved under Planning Application 22/00858/APP.

Foul water will be dealt with by means of public sewer approved under Planning Application 22/00858/APP.

Sincerely yours,

MIRIAM DUNCAN

ARCHITECTURAL TECHNICIAN

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