

8 April 2013

The Planning Officer
Badenoch & Strathspey District
Highland Council
KINGUSSIE
PH21 1EJ

Dear Sirs

**AWLaing Ltd**
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(Established 1921)

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**2012/0382/DET ERECTION OF HOUSE, HOUSE PLOT ADJOINING
SPEY COTTAGE, DALFABER ROAD, AVIEMORE**

We include the following information which is supplementary to the above e-planning submission and relates to a request for further information made by the CPNA Planning Officer.

1. Response to Flood Team Consultation's report

- Our client currently lives next door to the site and has for the last 12 years. He is fully aware of the flood risk having lived through some very wet years. His current insurance policy excludes floor damage and he fully anticipates and accepts this to be the case with the proposed house. The building construction design specification will be based on the 1 in 200 year predicted flood levels.
- The Flood Team in their response, state that the cornerstone of sustainable flood risk management is avoidance of flood risk. Their concern relates to the basement garage being flooded, with associated damage to valuables and people becoming trapped.

To address these points the design was revised to open up the basement area, thus permitting the free flow of water into the basement. We have achieved this by supporting the rear elevation on four columns. Rapidly rising water levels are a product of a restriction or narrowing of the water channel. At this point in the river we have considerable widening and any increase in water levels is very gradual. The water would take several days to reach the peak level, thus not forming a risk. Our client has witnessed this and SEPA officials have confirmed this point.

Conclusively we maintain the revised open plan basement layout, will have an infinitesimal effect on river levels. Referring to point 1.9 in the SEPA report they write that they do NOT object to this application and further comment that the development will have no loss of floodplain capacity.

2. Plans showing the house in relation to existing trees have been submitted.
3. Revised plans showing the removal of the log store, revised parking arrangements, boundary enclosures, revised site boundary, revisions to address neighbours concern, a street landscape etc, are all submitted.
4. Supporting statement as attached.

Yours faithfully

For A W LAING LTD

