

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 13 NOVEMBER 2018

ARBROATH (BROTHOCK WATER) FLOOD PROTECTION SCHEME

REPORT BY HEAD OF INFRASTRUCTURE

ABSTRACT

This report updates the committee on the progress of the Arbroath (Brothock Water) Flood Protection Scheme following publication of the scheme, and seeks committee approval to make a preliminary decision to confirm the proposed scheme without modification.

1. RECOMMENDATIONS

It is recommended that the Committee:

- (i) notes the scheme publication on the 8 June 2018 and the five objections reported 14 August 2018 (Item 4 Schedule 2);
- (ii) notes that three of the five objectors have now removed their objections following discussions with council officers;
- (iii) notes the two remaining objectors maintain their objections following discussions with council officers to remove the objections: and
- (iv) makes a preliminary decision to “confirm the scheme without modifications”.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

ECONOMY

- An inclusive and sustainable economy

PLACE

- Safe, secure, vibrant and sustainable communities
- An enhanced, protected and enjoyed natural and built environment

3. BACKGROUND

3.1 The Arbroath (Brothock Water) Flood Protection Scheme (the ‘Scheme’) was prioritised through the development of the Flood Risk Management Strategies to reduce the risk of fluvial flooding in Arbroath (reference Report No. 16/18 of Communities Committee, 16 January 2018). The Scheme is being promoted under the Flood Risk Management (Scotland) Act 2009 (the “Act”).

3.2 As previously reported, the objective of the Scheme is to reduce economic damages to residential and non-residential properties in Arbroath caused by flooding from the Brothock Water. In doing so, the Scheme will reduce risk to people in Arbroath from river flooding. The proposed fluvial flood protection works will address flood risk from the Brothock Water and include improvements to direct flood defences and the construction of three flood storage areas. The Scheme will remove 530 people at risk and is to provide a 1 in 200 standard of flood protection for Arbroath. Savings in annual average damages from flooding from the Brothock Water in Arbroath have been appraised at £840,000 (£360,000 from residential properties and £480,000 from non-residential properties).

4. CURRENT POSITION

- 4.1 In accordance with the Act, a notice of the Scheme was published on the 8 June 2018 in The Edinburgh Gazette, and The Courier and Arbroath Herald as local newspapers. Copies of the Scheme documents were also displayed in Arbroath Library and Angus Council Offices at Bruce House in Arbroath and Angus House in Forfar.
- 4.2 Copies of the notice were mailed to all those with an interest in the land relating to the scheme and displayed publically at various locations along the length of the scheme. Notices returned by Royal Mail have been checked and alternative notification procedures followed as appropriate.
- 4.3 As previously reported to Committee (Report No. 229/18, Schedule 2), five valid objections were made to the Scheme by the closing date of 6 July 2018 (extended where alternative notification procedures followed).
- 4.4 Discussions were held with the objectors to seek a full understanding of the reasons for the objection and to explore with each objector the opportunity to have the objections withdrawn, following which three of the five objections were formally withdrawn.
- 4.6 Letters were sent to the remaining two objectors, which showed the considerations given to the objections and asking if the objector wishes to remove their objection. In response, each objector has confirmed that they do not wish to remove their objections.
- 4.7 Two objections to the Scheme therefore remain, to which further consideration has been given as described in section 5 of this report.

5. PROPOSALS

- 5.1 As detailed in section 4 of this report, the project team sought to clarify and consider each of the objections and to seek resolution of the objections. Following engagement with the objectors, three objections were withdrawn. During those discussions, the project team agreed to undertake certain actions which addressed the concerns of the objectors, but none of which involve any modification to the scheme.
- 5.2 Further consideration was given to the two objections to the Scheme that were not withdrawn and remain. A breakdown of each of these objections with associated commentary is shown in **Appendix 1**.
- 5.3 The statutory procedure now requires the council to make a preliminary decision in the face of those two remaining objections. Before making that preliminary decision, the council must consider the two remaining objections, and may also consider any other matters it considers appropriate. As to the preliminary decision itself, it must be to:
- (a) confirm the proposed scheme without modification,
 - (b) confirm the proposed scheme with modifications, or
 - (c) reject the proposed scheme.
- 5.4 The project team believes the two remaining objections have been fully considered. The actions suggested in the commentary, and either undertaken or agreed to be undertaken, address the concerns of the objectors where that is possible in the context of the scheme as a whole, of which the operations at Hercules Den are an essential part. None of the agreed actions involve any modification to the scheme. The project team, whilst noting the objections remain, do not consider any further actions are justified to address the objections.
- 5.5 Based on the above considerations it is recommended that a preliminary decision to “confirm the scheme without modification” be made.
- 5.6 Letters are to be issued to every person who made an objection which was considered notifying them of the preliminary decision. Opportunities to resolve any outstanding issues regarding the remaining objections will continue, however, these will not alter the preliminary decision.

- 5.7 As the name suggests, the decision at this stage of the procedure is not final, but is followed by further procedure which will determine whether or not the proposed scheme goes ahead. The individual steps to be taken under the procedure going forward are determined by which of the options set out at paragraph 5.3 the council takes. A further report will be presented to committee in January 2019 in light of the option taken to explain the next steps and seek any authorisations required as a consequence.

6. FINANCIAL IMPLICATIONS

There are no financial implications from the proposals in this report. There will be financial implications in making a final decision to confirm the Scheme, which will be detailed in a forthcoming report as required.

7. RISK

As reported previously (Report No. 87/16), the overall risk identified in this report is that of flooding to people, property and land in Arbroath. The Flood Risk Management (Scotland) Act 2009 presents the risk-based, plan-led approach to managing flood risk across Scotland and locally. Delivering the actions identified in the Local Flood Risk Management Plans will reduce flood risk, which includes the Arbroath (Brothock Water) Flood Protection that will reduce flood risk in Arbroath.

Report Author: Walter Scott, Service Leader – Roads & Transportation
Email Details: Communities@angus.gov.uk

NOTE:

The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

Report No 229/18 - Information Report for the Period 30 May 2018 to 14 August 2018 - Schedule 2, Arbroath (Brothock Water) Flood Protection Scheme Update – 14 August 2018
Report No. 16/18 – Arbroath (Brothock Water) Flood Protection Scheme – 16 January 2018
Report No. 87/16 - Flood Risk Management (Scotland) Act 2009 Update – 1 March 2016

APPENDIX 1

Objector 1 – 2 Park View, Arbroath, DD11 4HY

Points of Objection

Date received: 13 June 2018

Action by Angus Council: A meeting was set up with the objector, Mr McLachlan on 18 July 2018 at his property. Each of the points of his objection below was discussed in the meeting. (Attendees – Mr McLachlan (the 'Objector'), Eleanor Doyle & Mark Davidson– Angus Council)

Point 1

Embankment will impact view from property over parkland, leaving high embankment visuals

1. Discussed at the Meeting

The Objector expressed his opposition to the embankment as he feels that it will ruin the Objector's main view from his house as his sitting room and conservatory both look out over the playing fields at Hercules Den. The Objector has lived in his house for over 20 years and feels that the embankment will obscure the Objector's view of the park.

2. Review of the Objection Point

- The design of the embankment is mindful of a balance of the design requirements and visual impacts by tying the embankment in to the existing woodland embankment, without compromising the use of the adjacent sports pitches. As outlined in the Environmental Statement (ES), this proposed design was formulated upon considering many alternatives.
- Hercules Den is an existing flood plain. The embankment is essential infrastructure to the Flood Storage Area (FSA) at Hercules Den. The original scheme design had only FSAs at Brothock and St Vigeans but to give a 1:200 protection in Arbroath, a FSA was required on the Hercules Burn, to reduce flows entering the culvert at Hercules Den at Kirkton Road. The embankment is required at Hercules Den to protect the properties on Park View from flooding, such as the flooding that happened in 2009, when Mr McLachlan's property was badly affected by flooding.
- Environmental Impact assessment – Volume 1 Environmental Statement Part 6 Landscape and Visual – The north bund of the Scheme would be located approximately 20m south from this location, running alongside Park View and the access road to the recreational fields. The south bund would be located 155m south along Kirkton Road and would be partially screened by the existing woodland block.
- In operation, the Scheme would appear as grass bunds along the eastern edge of the recreational fields (reference section 6.7.37). The Scheme will result in the loss of some semi-mature trees within the existing woodland block. In winter months it is likely there would be more open views of the more distant embankment adjacent to Kirkton Road.
- The proposed northern bund is approximately 2m in height from existing ground level along Park View (reference section 6.7.38). Although noticeable, the northern bund with a grass surface would assimilate into the existing landscape and is unlikely to be the prominent focus of the view. Therefore, the magnitude of change is considered to be Low at operation. It should also be considered that in a flood event the retention of water would be visible across a large extent of the view albeit temporary and would result in a Medium magnitude of change.
- Due to the proximity of construction works across this section of the view, it is anticipated that the Scheme would result in Moderate adverse effects during construction (reference section 6.7.39). In operation, it is anticipated that the visual effect would be Minor adverse and during a flood event the visual effects would be Moderate adverse.

- It is noted that this is not a planning application and it is an exercise of their Statutory Powers to complain that loss of view is impacting adversely on them. However, for comparison, were the works to require planning approval, Angus Council Planning Service reviewed the objection and replied as follows; - *“Loss of view and devaluation of property are not material planning considerations”*.

3. Response

The embankment has been designed with a grass finish to blend in and retain the existing outlook for properties on Park View currently looking over the grass of Hercules Den. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 2

Reduction in property value due to negative outlook, high embankment visuals & adjacent to a flood plain

1. Discussed at the Meeting

As per the discussion in point 1 above, the Objector is concerned that the change to the view from the Objector’s property following the construction of the embankment will have a detrimental effect on the value of the property. The Objector has not sought any independent advice on this matter. If the project goes ahead the Objector would consider seeking compensation for expected loss on value.

2. Review of the Objection Point

There is no evidence to suggest that the property would be de-valued. The construction of the works will give added flood protection to a home that has previously sustained damage from flooding of Hercules Den. Opinion was sought from J E Sheperd, Chartered Surveyors, who are representing the council for land negotiations for the project. It was their opinion that the property would not lose value, but would be at an advantage due to the increased level of flood protection. This was based on their opinion of the situation only and not on any official appraisal of the property.

3. Response

The right to claim compensation is available to the Objector. This right is separate from the right to submit an objection to the scheme. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 3

Reduction in property value due to being adjacent to a flood plain

1. Discussed at the Meeting

The Objector feels that the construction of a Flood Storage Area (FSA) adjacent to the Objector’s property will also have a detrimental effect on its value. The Objector doesn’t feel there will be any specific benefit to the Objector and the property by the construction of the FSA.

2. Review of the Objection Point

Hercules Den is an existing floodplain. The scheme will provide further control to the flooding within the area and make the area part of a formal flood scheme, which provides a higher level of flood protection.

It is noted that there was a problem in 2009 with a mattress blocking the culvert at Hercules Den. The grid over the culvert has been assessed as having a poor design, by easily blocking with debris and heavily restricting the flow through the culvert. This has been noted

in the design and the culvert grid will be redesigned as part of the works to eliminate this problem.

The existing design includes a replacement of the culvert grid with a better designed grid, to remove the issue of blockages at the culvert, without any modification being required.

Phone numbers for SEPA flood and Angus Council can be located on the respective Websites. It is recommended that all persons living near an area susceptible to flooding should sign up to the SEPA flood line.

<https://www.sepa.org.uk/environment/water/flooding/floodline/>

https://www.angus.gov.uk/the_environment/flooding/flood_management

3. Response

The Objector's property is located next to an area that floods and forms an effective flood plain. The scheme will formalise the use of this same land as a FSA in a controlled and designed manor. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 4

Reduced privacy from public looking in from embankment

1. Discussed at the Meeting

The Objector is concerned that the work will encourage people to stand around on the embankment and this will give them a direct view in to the Objector's home.

2. Review of the Objection Point

It is noted that this is not a planning application and it is an exercise of their Statutory Powers to complain that loss of view is impacting adversely on them. However, for comparison, were the works to require planning approval, Angus Council Planning Service reviewed the objection and replied as follows; -*"The houses would be around 19 metres from the toe of the proposed embankment. The carriageway of the public road and its associated footways would separate the proposed embankment from the boundary of those houses. The front garden areas of those houses are currently open to view from the public road and from the footway that is adjacent to those garden areas. The Park View houses have substantial private amenity areas that are well screened from the public road and those areas would be well screened from the proposed embankment"*.

3. Response

It is appreciated that the new embankment will give a more elevated view in to the property than presently. Low level planting will be considered as a final embankment detail to discourage anyone from congregating on the embankment. This is a design detail of the embankment. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 5

The attraction of undesirable behaviour/criminal elements congregating on to the embankment leading to negative reputation of the area

1. Discussed at the Meeting

The Objector notes that this has been an intermittent problem and the Objector's neighbours have been more affected, however, the Objector is concerned that the construction of the embankment will increase the problem.

2. Review of the Objection Point

There is no evidential basis to suggest that the formation of a heightened embankment within an existing parkland area would result in or attract anti-social behaviour or criminal activity.

The increase in height of the embankment would have little impact on the privacy or amenity of houses at Park View and any impacts would certainly not be at a level that could be considered unacceptable within an urban area.

Should there be anti-social behaviour or criminal activity, then these should be reported to Police Scotland.

3. Response

As with point 4 above, low level planting will be considered as a final embankment detail to discourage anyone from congregating on the embankment. This is a design detail of the embankment. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 6

Increased risk of flooding to home from water on Park View

1. Discussed at the Meeting

The Objector is concerned that the embankment will not give the water on Park View anywhere to go and this will flood on to the Objector's property. The Objector stated that currently the road drainage does not seem to be coping with the water coming down the hill on Park View. The Objector was advised that the manholes outside the property had been inspected earlier that day and it was noted that there was a blockage and actions would be taken to remove this to increase the effectiveness of the surface drainage.

The Objector also broached the subject of possible property level protection to protect the Objector's property from flooding when water levels are high. The three attendees did a walk around the property to assess what levels of protection would be required should this be necessary.

2. Review of the Objection Point

Following receipt of the objections, the following actions have been undertaken;

- i. The project team spoke with the local Angus Council Roads Inspector to gain a better understanding of the workings of the road drainage on Park View.
- ii. 18.07.18 - Council officers met with the Roads Inspector at Park View and lifted drainage covers to check drainage. It was noted that a manhole on Park View between nos. 1 and 2 was substantially blocked. This was considered to be having a detrimental effect of the drainage capabilities on the road.
- iii. 20.07.18 – the Roads Inspector had the manhole cleared to allow full working order of the manhole.
- iv. 10.08.18 – Heavy rainfall caused water to flood on Park View outside the property at 02 Park View. The Roads Inspector attended the site. It was evident that the flooding was caused by high volumes of water coming from the suds pond on the hill of Park View. The Roads Inspector concluded that the problem was a manhole cover by the suds pond that was a solid construction which did not allow the water overflow from the suds to enter the surface water drainage. The Roads Inspector arranged for this to be replaced by a conventional grated cover to prevent water flowing on to the road (completed first week in September 2018). It was noted during the flooding that the roads drainage by 01-03 Park View was functioning as required.

3. Response

Following the maintenance to the surface water drainage, property level maintenance is not considered to be necessary. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 7

Channelised effects that the embankment adds from the hard surface areas from Park View Gardens and Kirkton Road.

1. Discussed at the Meeting

As per the discussion noted on Point 6 above.

2. Review of the Objection Point

- The existing drainage was reviewed as per point 6 above. Toe drainage at the foot of the embankment and any low level planting on the embankment will ensure that any run-off from the embankment will be drained before it reaches Park View road.
- Water from Kirkton Road and Park View Gardens will be dealt with by the surface water drainage system as per Point 6 above.

3. Response

Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Points of Objection

Objector 2 – 3 Park View, Arbroath, DD11 4HY

Date received: 15 June 2018

Action by Angus Council: A meeting was set up with the objector, Mr Fawns, on 24 August 2018 at his property. Each of the points of his objection below was discussed in the meeting. (Attendees – Mr Fawns (the ‘Objector’), Eleanor Doyle – Angus Council)

Point 1

Embankment will impact view from property over parkland, leaving high embankment visuals

1. Discussed at the Meeting

The Objector expressed concerns at the loss of view across the park. A marker had been added to a lamppost on Park View in July to provide residents with an indication of the finished height of the embankment. The Objector acknowledged this and said it had given an idea of the height of embankment anticipated. The Objector understands the need for the embankment and the flood scheme, but is dismayed with the loss of view and fears it will have a detrimental effect on the Objector’s property.

2. Review of the Objection Point

- The design of the embankment is mindful of a balance of the design requirements and visual impacts by tying the embankment in to the existing woodland embankment, without compromising the use of the adjacent sports pitches. As outlined in the Environmental Statement (ES), this proposed design was formulated upon considering many alternatives.
- Hercules Den is an existing flood plain. The embankment is essential infrastructure to the Flood Storage Area (FSA) at Hercules Den. The original scheme design had only FSAs at Brothock and St Vigeans but to give a 1:200 protection in Arbroath, a FSA was required on the Hercules Burn, to reduce flows entering the culvert at Hercules Den at Kirkton Road. The embankment is required at Hercules Den to protect the properties on Park View from flooding, such as the flooding that happened in 2009, when Mr McLachlan’s property was badly affected by flooding.

- Environmental Impact assessment – Volume 1 Environmental Statement Part 6 Landscape and Visual – The north bund of the Scheme would be located approximately 20m south from this location, running alongside Park View and the access road to the recreational fields. The south bund would be located 155m south along Kirkton Road and would be partially screened by the existing woodland block.
- In operation, the Scheme would appear as grass bunds along the eastern edge of the recreational fields (reference section 6.7.37). The Scheme will result in the loss of some semi-mature trees within the existing woodland block. In winter months it is likely there would be more open views of the more distant embankment adjacent to Kirkton Road.
- The proposed northern bund is approximately 2m in height from existing ground level along Park View (reference section 6.7.38). Although noticeable, the northern bund with a grass surface would assimilate into the existing landscape and is unlikely to be the prominent focus of the view. Therefore, the magnitude of change is considered to be Low at operation. It should also be considered that in a flood event the retention of water would be visible across a large extent of the view albeit temporary and would result in a Medium magnitude of change.
- Due to the proximity of construction works across this section of the view, it is anticipated that the Scheme would result in Moderate adverse effects during construction (reference section 6.7.39). In operation, it is anticipated that the visual effect would be Minor adverse and during a flood event the visual effects would be Moderate adverse.
- It is noted that this is not a planning application and it is an exercise of their Statutory Powers to complain that loss of view is impacting adversely on them. However, for comparison, were the works to require planning approval, Angus Council Planning Service reviewed the objection and replied as follows; - *“Loss of view and devaluation of property are not material planning considerations”*.

1. **Response**

The embankment has been designed with a grass finish to blend in and retain the existing outlook for properties on Park View currently looking over the grass of Hercules Den. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 2

Reduction in property value due to negative outlook, high embankment visuals & adjacent to a flood plain

1. **Discussed at the Meeting**

As per the discussion in point 1 above, the Objector is concerned that the embankment will change the view from the property which will have a detrimental effect on its value. The Objector has not sought any independent advice on this matter but might considering doing so.

2. **Review of the Objection Point**

There is no evidence to suggest that the property would be de-valued. The construction of the works will give added flood protection to a home that has previously sustained damage from flooding of Hercules Den. Opinion was sought from J E Shepherd, Chartered Surveyors, who are representing the council for land negotiations for the project. It was their opinion that the property would not lose value, but would be at an advantage due to the increased level of flood protection. This was based on their opinion of the situation only and not on any official appraisal of the property.

3. Response

The right to claim compensation is available to the Objector. This right is separate from the right to submit an objection to the scheme. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 3

Reduction in property value due to being adjacent to a flood plain

1. Discussed at the Meeting

The existing flood problems at Hercules Den were discussed. The Objector stated that during the last major flood event, the flood level stopped short of the Objector's property. The Objector noted the problem of water backing up at the Hercules Den culvert which was blocked by a mattress. The Objector accepts that it is difficult to prevent people dumping rubbish but was concerned that the Angus Council did not respond effectively and that this inflated the flood problems in the area. It was noted that in the future if any problems can be reported to the SEPA flood line or reported to Angus Council.

2. Review of the Objection Point

Hercules Den is an existing floodplain. The scheme will provide further control to the flooding within the area and make the area part of a formal flood scheme, which provides a higher level of flood protection.

It is noted that there was a problem in 2009 with a mattress blocking the culvert at Hercules Den. The grid over the culvert has been assessed as having a poor design, by easily blocking with debris and heavily restricting the flow through the culvert. This has been taken on board for the design of the works and the culvert grid will be redesigned as part of the works to eliminate this problem.

The existing design includes a replacement of the culvert grid with a better designed grid, to remove the issue of blockages at the culvert, without any modification being required.

Phone numbers for SEPA flood and Angus Council can be located on the respective Websites. It is recommended that all persons living near an area susceptible to flooding should sign up to the SEPA flood line.

<https://www.sepa.org.uk/environment/water/flooding/floodline/>

https://www.angus.gov.uk/the_environment/flooding/flood_management

3. Response

The Objector's property is located next to an area that floods and forms an effective flood plain. The scheme will formalise the use of this same land as a FSA in a controlled and designed manor. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 4

Reduced privacy from public looking in from embankment

1. Discussed at the Meeting

The Objector is concerned that the embankment will provide a platform for people to congregate and overlook the Objector's home.

2. Review of the Objection Point

It is noted that this is not a planning application and it is an exercise of their Statutory Powers to complain that loss of view is impacting adversely on them. However, for comparison, were the works to require planning approval, Angus Council Planning Service reviewed the objection and replied as follows; -*"The houses would be around 19 metres from the toe of the proposed embankment. The carriageway of the public road and its associated footways would separate the proposed embankment from the boundary of those houses. The front garden areas of those houses are currently open to view from the public road and from the footway that is adjacent to those*

garden areas. The Park View houses have substantial private amenity areas that are well screened from the public road and those areas would be well screened from the proposed embankment”.

3. Response

It is appreciated that the new embankment will give a more elevated view in to the property than presently. Low level planting will be considered as a final embankment detail to discourage anyone from congregating on the embankment. This is a design detail of the embankment. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 5

The attraction of undesirable behaviour/criminal elements congregating on to the embankment leading to negative reputation of the area

1. Discussed at the Meeting

The Objector commented how there are some problems with groups of youths who currently gather together on the gas kiosk box that is directly across from the Objector’s house, by the proposed embankment location. This occasionally results in unsociable behaviour directed towards his property. The Objector’s concern is that the new embankment will exacerbate the problem.

2. Review of the Objection Point

There is no evidential basis to suggest that the formation of a heightened embankment within an existing parkland area would result in or attract anti-social behaviour or criminal activity. The increase in height of the embankment would have little impact on the privacy or amenity of houses at Park View and any impacts would certainly not be at a level that could be considered unacceptable within an urban area.

Should there be anti-social behaviour or criminal activity, then these should be reported to Police Scotland.

3. Response

As with point 4 above, low level planting will be considered as a final embankment detail to discourage anyone from congregating on the embankment. This is a design detail of the embankment.

Angus Council have spoken with SGN to have this box relocated away from the embankment works to the opposite side of the entrance to the playing fields, as part of the projects enabling works. The new design will avoid the large box construction to prevent anyone sitting or standing on the kiosk. These works are part of the enabling works to the scheme.

Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 6

Increased risk of flooding to home from water on Park View

1. Discussed at the Meeting

The Objector noted that in comparison to neighbours, the Objector’s own house sits at a more elevated ground level and that this is not a primary concern but one the Objector wishes to be considered by the project team.

2. Review of the Objection Point

Following receipt of the objections, the following actions have been undertaken;

- i. The project team spoke with the local Angus Council Roads Inspector to gain a better understanding of the workings of the road drainage on Park View.
- ii. 18.07.18 - Council officers met with the Roads Inspector at Park View and lifted drainage covers to check drainage. It was noted that a manhole on Park View between nos. 1 and 2 was substantially blocked. This was considered to be having a detrimental effect of the drainage capabilities on the road.
- iii. 20.07.18 – the Roads Inspector had the manhole cleared to allow full working order of the manhole.
- iv. 10.08.18 – Heavy rainfall caused water to flood on Park View outside the property at 2 Park View. The Roads Inspector attended the site. It was evident that the flooding was caused by high volumes of water coming from the suds pond on the hill of Park View. The Roads Inspector concluded that the problem was a manhole cover by the suds pond that was a solid construction which did not allow the water overflow from the suds to enter the surface water drainage. The Roads Inspector arranged for this to be replaced by a conventional grated cover to prevent water flowing on to the road (completed first week in September 2018). It was noted during the flooding that the roads drainage by 01-03 Park View was functioning as required.

3. Response

Following the maintenance to the surface water drainage, property level maintenance is not considered to be necessary. Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.

Point 7

Channelised effects that the embankment adds from the hard surface areas from Park View Gardens and Kirkton Road.

1. Discussed at the Meeting

As per the discussion noted on Point 6 above.

2. Review of the Objection Point

- The existing drainage was reviewed as per point 6 above. Toe drainage at the foot of the embankment and any low level planting on the embankment will ensure that any run-off from the embankment will be drained before it reaches Park View road.
- Water from Kirkton Road and Park View Gardens will be dealt with by the surface water drainage system as per Point 6 above.

3. Response

Our recommendation is that it is not proposed that a modification to the scheme is required regarding this point.