



Case reference	NA-DAG-031
Application details	Siting of 5 glamping pods, formation of car parking area, installation of septic tank and soakaway and associated landscaping
Site address	6 Mains of Park, Glenluce, Newton Stewart
Applicant Determining Authority Local Authority Area	Mrs Tracey Siebenaler Dumfries & Galloway
Reason(s) for notification	Category 2 (Objection by Government Agency) (SEPA)
Representations	NIL
Date notified to Ministers Date of recommendation	31 August 2020 19 November 2020
Decision / recommendation	Clear

### Description of Proposal and Site:

- Full planning permission is sought for 5 one bedroom glamping pods, along with associated parking, landscaping and drainage at a site south west of Glenluce, Galloway.
- The 0.365 hectare site is currently rough grazing land and located to the west of the Water of Luce. To the south of the site is the Bay of Luce.

### EIA Development:

- The site area is below the 1 hectare threshold in Schedule 2, 12 (e) applicable for camping and caravanning sites. Scottish Ministers are therefore satisfied that an EIA was not required for this proposed development.

### Consultations and Representations:

- SEPA objected to the planning application on flood risk grounds.
- The Dumfries and Galloway Council Flood Risk Management Team (DGFRMT) initially objected to the application, but removed their objection when further information was supplied and subject to a directive attached to any permission issued.

- Following notification to PAD, the comments of the Scottish Government Flood Risk Management Team (FRMT) were sought. FRMT colleagues advise they do not believe that the matters raised in the objections raise an issue of national interest which warrants a formal public local inquiry and intervention by Scottish Ministers. Conditions on flood levels and siting would be appropriate, however the advisory notice being proposed would be acceptable.

**Assessment:**

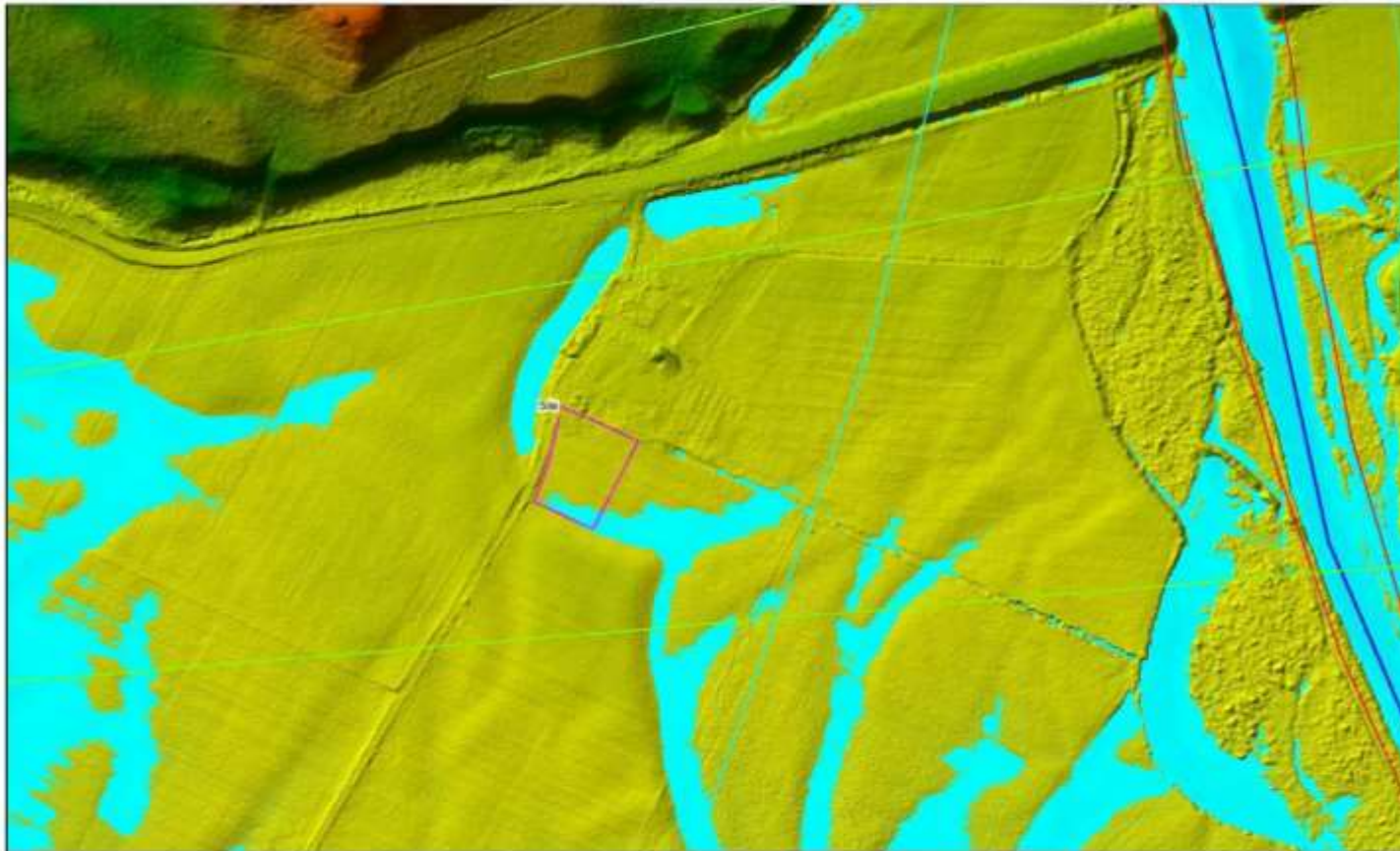
1. This planning application has been notified to Ministers because Dumfries and Galloway Council are minded to grant planning permission for the proposal against the advice of SEPA, who objected to the application on flood risk grounds. The two principal flooding issues are from the flooding of the Water of Luce (fluvial), and flooding from the Bay of Luce (Coastal). A Flood Risk Assessment was undertaken and lodged with the Council in an attempt to address SEPA's concerns. The FRA carried out by Terranus Land and Water considers all sources of potential flooding. Following consideration of this additional information, SEPA reiterated their objection.
2. Following a request from the Flood Risk Management Team of Dumfries and Galloway Council (DGFRMT) the developer confirmed that the site and its access / egress are located outwith the low likelihood (0.1% annual exceedance probability) River floodplain. Based on the additional information, DGFRMT had no objection to the proposed development, subject to a directive attached to any permission issued.
3. Upon receipt of notification, consultation was undertaken with the Scottish Government Flood Risk Management Team (FRMT). Their advice is that having considered the documents associated with this application, they do not believe that the matters raised in the objections raise an issue of national interest which warrants a formal public local inquiry and intervention by Scottish Ministers. Call-in of the application is not recommended.
4. FRMT colleagues emphasise that the proposal should apply the recommendations of the FRA that the pods are sited on the Northern section of the site. It is advisable that the pods are located outwith the 1 in 1000 year flood plain and that the proposed floor levels of the pods are set to at least 6.2m AOD, the 1 in 1000 year flood level with a 0.3m freeboard allowance stated in the FRA. The Council has confirmed in writing that it intends to achieve this via an advisory direction on the decision notice.
5. Taking into account all the above information it is considered that the flooding matters raised by this development do not amount to a national issue that would merit intervention by Ministers.

**Decision/Recommendation:**

- Clear.



**ANNEX 2** – Extract from Flood Risk Assessment © *Terranus Land and Water*



Client: Mrs T Siebenaler	Figure Title: Outline 1 in 200-Year Fluvial Flood Extents	International House, Hamilton International Park, Stanley Boulevard, Hamilton, G72 0BN  www.terranus.co.uk	
Project: Mains of Park, Glenluce	Figure 3		
Date: 26/07/2019		DO NOT SCALE	
Grid Ref: NX 18885 56575			
SCALE: N.T.S.			