Directorate for Local Government and Communities Planning and Architecture Division (PAD)



Assessment Report

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

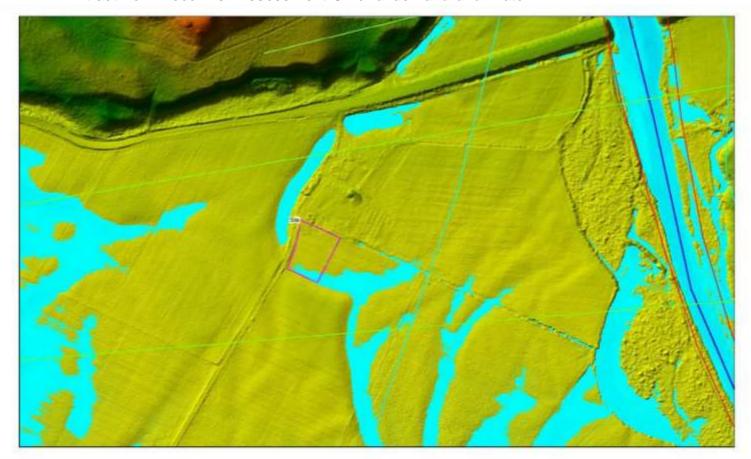
- 1. This planning application has been notified to Ministers because Dumfries and Galloway Council are minded to grant planning permission for the proposal against the advice of SEPA, who objected to the application on flood risk grounds. The two principal flooding issues are from the flooding of the 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 SEPAs 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. Callin 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 1 – Site layout © *EA Design* APPLICANTS DWELLING HOUSE AND OUTBUILDINGS AGRICULTURAL LAND ADJACENT NOT THE PROPERTY OF THE APPLICANT EXISTING AGRICULTURAL STEADINGS NOT OF THE APPLICANT EXISTING CONCRETE APRON SERVING FIELD ACCESS APPROX 6.3M WIDE X 16M LONG TO REMAIN AS EXISTING AND USED AS VEHICULAR ACCESS TO SITE 5-NO 2 AM X 4.8M PARKING BAYS FOR USE BY PATRONS. NO VEHICLES CROSS OVER LAND TO PROPOSED PODS PROPOSED APPLICATION SITE THE PROPERTY OF THE APPLICANT MRS T. SIEBENALER. NO 6 MAINS OF PARK, GLENLUCE NEWTON STEWART. DGB ONN PROPRIETARY SEPTIC TANK AND UNDERGROUND SOAKAWAY TO REMIAN AS EXISTING SERVING PROPOSED APPLICATION SITE AS OUTLINED RED THE PROPERTY OF THE APPLICANT EXTENDING TO APPROX 3740 SQUARE METRES OR THEREBY. ADJACENT LAND OUTLINED BLUE THE PROPERTY OF THE APPLICANT NO 6 MAINS OF PARK GLENLUCE NEWTON STEWART DGE ONN EXISTING DEVELOPMENT AT MAINS OF PARK 900MM WIDE GRAVEL FOOTPATH WITH TIME EDGINGS WEAVING THROUGH SET TO INDIVIDUAL GLAMPING POOS EXSTING DRY STONE DIVE BOUNDARY WALL TO REMAIN AS EXISTING TO NORTH WEST BOUNDARY TYPICAL POD LAYOUT PROPOSED FRONT ELEVATION PROPOSED REAR ELEVATION RECULTURAL LAND ADJACENT OT THE PROPERTY OF THE APPLICANT BING POO 2 WATER SUPPLY TO SIDE FROM EXISTING MAIN AT THE SOUTH WEST BOUNDARY OF THE SITE EXISTING STOR AND WIRE STOCKPROOF BOUNDARY FENCE TO REMAIN TERED TO SOUTH EAST BOUNDARY FIN FLOOR LEVEL 6.130N LAMPING POD 3 FIN FLOOR LEVEL 6.300 OUTLINE 1 IN 200 YEAR FLUVIAL FLOOD EXTENTS AS IDENTIFIED IN ATTACHED FLOOD RISK ANALYSIS AND REPORT
SEE APPENDICES FIGURE 3 MRS T SIEBENALER SITING OF 5 GLAMPING PODS AT MAINS OF PARK GLENLUCE EXISTING STOR AND WIRE STOCKPROOF CULTURAL LAND ADJACENT THE PROPERTY OF THE APPLICANT EA0433/02 BOUNDARY FENCE TO REMAIN UNALTERED TO SOUTH WEST BOUNDARY PROPOSED LAYOUT DRAWING 1/200 . AUG 19 . EIA AGRICULTURAL LAND ADJACENT NOT THE PROPERTY OF THE APPLICANT PROPOSED SITE LAYOUT DRAWING AND UNDERGROUND DRAININGE PLAN SCALE 1/200 PROPOSED SIDE ELEVATION HANDED

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	terrenus land&water	
Project; Mains of Park, Glenluce				
Date: 26/07/2019				
Grid Ref: NX 18885 56575	Figure 3	(MARKET) PROPERTY ==		
SCALE: N.T.S.		DO NOT SCALE		