

SEPA CHECKLIST

 Flood Risk Assessment (FRA) Checklist (SS-NFR-F-001 - Version 14 - Last updated 28/05/2019)	
This document must be attached within the front cover of any Flood Risk Assessments issued to Local Planning Authorities (LPA) in support of a development proposal which may be at risk of flooding. The document will take only a few minutes to complete and will assist SEPA in reviewing FRAs, when consulted by LPAs. This document should not be a substitute for a FRA.	
Development Proposal Summary	
Site Name:	Mossmorran
Grid Reference:	Easting: 320860 Northing: 691225
Local Authority:	File Council
Planning Reference number (if known):	
Nature of the development:	Other If residential, state type: Data Centre - Essential Infrastructure
Size of the development site:	70 Ha
Identified Flood Risk:	Source: Fluvial Source name: Dronachy Burn
Land Use Planning	
Is any of the site within the functional floodplain? (refer to SPP para 255).	Yes
Is the site identified within the local development plan?	No
If yes, what is the proposed use for the site as identified in the local plan?	Select from List
Does the local development plan and/or any pre-application advice, identify any flood risk issues with or requirements for the site.	No
What is the proposed land use vulnerability?	Essential Infrastructure
If yes, what is the net loss of storage? m³ Local Development Plan Name: Year of Publication: Allocation Number / Reference: If Other please specify: If so, please specify: Do the proposals represent an increase in land use vulnerability? No	
Supporting Information	
Have clear maps / plans been provided within the FRA (including topographic and flood inundation plans)?	Yes
Has sufficient supporting information, in line with our Technical Guidance, been provided? For example: site plans, photos, topographic information, structure information and other site specific information.	Yes
Has a historic flood search been undertaken?	Yes
Is a formal flood prevention scheme present?	No
Current / historical site use:	Agricultural Field
Is the site considered vacant or derelict?	No
Development Requirements	
Freeboard on design water level:	See report m
Is safe / dry access and egress available?	Vehicular and Pedestrian
Design levels:	Ground level: see report m AOD
Min access/egress level: see report m AOD Min FFL: see report mAOD	
Mitigation	
Can development be designed to avoid all areas at risk of flooding?	No
Is mitigation proposed?	Yes
If yes, is compensatory storage necessary?	Yes
Demonstration of compensatory storage on a "like for like" basis?	Yes
Should water resistant materials and forms of construction be used?	No

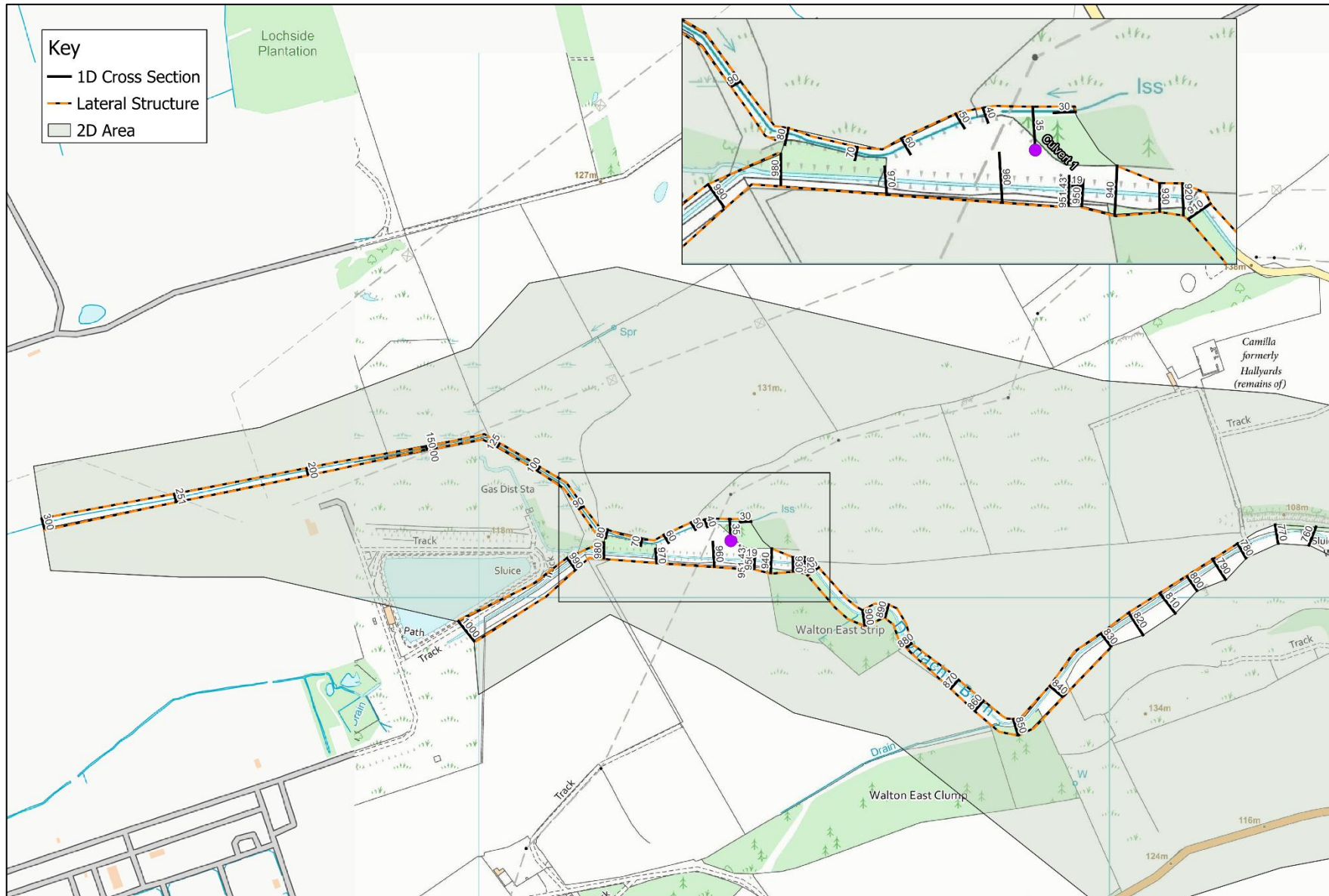
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Hydrology	
Is there a requirement to consider fluvial flooding?	Yes
Area of catchment:	6.3 km ²
Estimation method(s) used (please select all that apply):	☒ Pooled Analysis ☐ Single Site Analysis ☐ Enhanced Single Site ☒ ReFH2 ☒ FEH RRM ☐ Other
Estimate of 200 year design flood flow:	11.86 m ³ /s
Qmed estimate:	m ³ /s
Statistical Distribution Selected:	N/A
Is a map of catchment area included in FRA?	Yes
If Pooled analysis have group details been included?	Select from List
If other (please specify methodology used):	
Method:	Other
Reasons for selection:	
Hydraulics	
Hydraulic modelling method:	Linked 1D 2D
Number of cross sections:	72
Source of data (i.e. topographic survey, LiDAR etc):	Topo & LiDAR
Modelled reach length:	3200 m
Any changes to default simulation parameters?	N/A
Model timestep:	1
Model grid size:	0.5-8m
Any structures within the modelled length?	Combination
Maximum observed velocity:	3.4 m/s
Brief summary of sensitivity tests, and range:	
variation on flow (%)	CC %
variation on channel roughness (%)	20 %
blockage of structure (range of % blocked)	50 %
boundary conditions:	Upstream
(1) type	Flow
(2) does it influence water levels at the site?	Specify if other
Has model been calibrated (gauge data / flood records)?	Yes
Is the hydraulic model available to SEPA?	No
Design flood levels:	No
Cross section results provided?	200 year See report m AOD
Long section results provided?	Yes
Cross section ratings provided?	Yes
Tabular output provided (i.e. levels, velocities)?	Yes
Mass balance error:	<1% %
Coastal	
Is there a requirement to consider coastal / tidal flooding?	No
Estimate of 200 year design flood level:	4.92 m AOD
Estimation method(s) used:	Existing report
Allowance for climate change (m):	0.73 m
Allowance for wave action etc (m):	m
Overall design flood level:	5.65 m AOD
Comments	
Any additional comments:	
Approved by: Michael Stewart Organisation: Kaya Consulting Ltd. Date: 02-Sep-25	
Note: Further details and guidance is provided in 'Technical Flood Risk Guidance for Stakeholders' which can be accessed here: CLICK HERE	

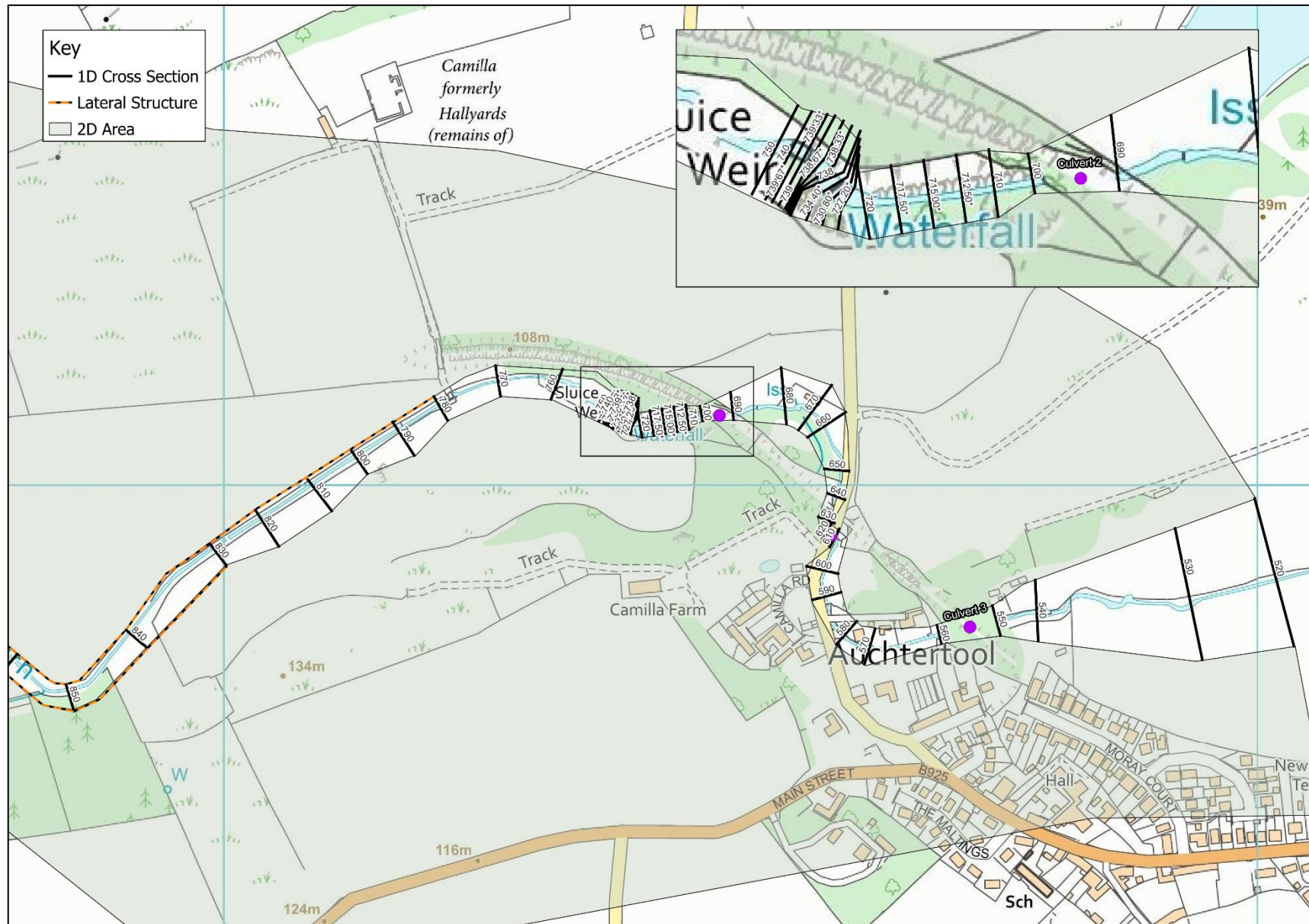
APPENDIX A – Catchment Descriptors

Catchment Descriptors for Dronachy Burn (Green adjusted)

Catchment Descriptors	
AREA	5.9875 (6.3)
ALTBAR	131
ASPBAR	58
ASPVAR	0.2
BFIHOST	0.426
BFIHOST19	0.385
DPLBAR	3.17
DPSBAR	65.1
FARL	0.964
FPEXT	0.0981
FPDBAR	0.738
FPLOC	0.89
LDP	5.96
PROPWET	0.45
RMED-1H	8.6
RMED-1D	33
RMED-2D	43.1
SAAR	861
SAAR4170	884
SPRHOST	37.57
URBCONC1990	-999999
URBEXT1990	0
URBLOC1990	-999999
URBCONC2000	0.385
URBEXT2000	0.0043
URBLOC2000	0.147
C	-0.01337
D1	0.43524
D2	0.41399
D3	0.26836
E	0.24041
F	2.19347
C(1 km)	-0.014
D1(1 km)	0.44
D2(1 km)	0.412
D3(1 km)	0.273
E(1 km)	0.241
F(1 km)	2.175

APPENDIX B – Model Components





APPENDIX C – Blockage Matrix

Culvert 1 on Northern Tributary - Dronachy Burn

Catchment		
Size	0	
Small < 5km2	0	☒
Large > 5km2	1	☐
Urbanisation		
Rural catchment	0	☒
Significant urbanisation adjacent to channel within 500m upstream of structure	1	☐
Debris availability		
Low - No trees close to channel, of a size sufficient to initiate culvert blockage. Limited other vegetation to act as secondary blockage	1	☐
Low - No urban areas upstream of site or limited access for dumping from urban areas		
Medium - Trees close to channel, sufficient to initiate culvert blockage, but no evidence in field for trees or debris within the channel. Limited evidence of other vegetation or material in channel that could act as secondary blockage	2	☒
Medium - Some urban areas close to channel, with access points for dumping identified		
High - Large trees close to channel, sufficient to initiate culvert blockage, with evidence in the field for trees and debris within the channel or at the crossing	3	☐
High - Urban areas close to channel with evidence of material in the channel or obvious access point for dumping		
Debris Mobility/Transportability		
Low - channel width or depth insufficient to transport material large enough to initiate culvert blockage	1	☒
Low - no evidence of accumulation of material at or close to crossing (e.g., any material is clearly washed downstream)		
Medium - channel width or depth may be sufficient to transport material large enough to initiate culvert blockage. No evidence of accumulation of material at or close to the crossing	2	☐
High - channel width and depth sufficient to transport material large enough to initiate culvert blockage	3	☐
High - evidence of material of sufficient size to initiate blockage along channel banks (not at site where material entered channel) or at crossing		
Upstream Structures (ONLY TICK IF APPLICABLE)		
Additional culverts/ structures within 500m upstream of site capable of catching debris/blocking first and vastly reducing material that can reach site/impact flood risk at site	-2	☐
Additional culverts/ structures further than 500m upstream of site capable of catching debris/blocking first that may reduce but not eliminate material from reaching the site	-1	☐

Structures		
Culvert Size	3	
Small <0.5m	4	☐
Small to Medium 0.5m - 1.5m	3	☒
Medium to Large 1.5m - 3m	2	☐
Large 3m - 5m	1	☐
Wide Bridges >5m	0	☐
Remoteness/Maintenance		
Visible, easily accessible and maintainable	0	☒
Remote (not visible), inaccessible and not maintained	1	☐
Condition		
Good, grated or has screen	0	☐
Poor, some build up of sediment/debris. No screen.	1	☒
Very poor, significant build up of sediment or debris. No screen.	2	☐

	Catchment	Structures
Score	3	4
Risk Class	Medium	Medium
Blockage (%)	50	

	Catchment	Structures
Very Low	N/A	(-2 and -1)
Low	0 to 2	0 to 2
Medium	3 to 5	3 to 4
High	6 to 7	5 to 6
Very High	8	7

Blockage %	10	20	25	35	35	40	40	50	60	75	85	100
Catchment	Low	Low	Medium	High to Very High	High	Very High	Low	Medium	High to Very high	Any	Low to Medium	High to Very High
Structures	Very Low	Low	Very Low to Low	Very Low	Low	Low	Medium	Medium	Medium	High	Very High	Very High

APPENDIX D – Model Outputs

Model Sensitivity – Base in mAOD, others in relative difference (m) – MAX Water Levels

River	Reach	Cross-section	Base	DS	Mann	Weir BLK	Post
Trib	Main	300	122.89	0	0	0	0
Trib	Main	251	120.46	0	0.02	0	0
Trib	Main	200	118.94	0	0	0	0
Trib	Main	150	117.94	0	0.02	0	-0.01
Trib	Main	125	117.75	0	0.02	0	0
Trib	Main	100	117.52	0	0	0	0
Trib	Main	90	117.21	0	0.15	0	0
Trib	Main	80	117.21	0	0.15	0	0
Trib	Main	70	117.21	0	0.15	0	0
Trib	Main	60	117.2	0	0.16	0	0
Trib	Main	50	117.2	0	0.16	0	0
Trib	Main	40	117.2	0	0.16	0	0
Trib	Main	35	117.2	0	0.16	0	0
Trib	Main	30	117.2	0	0.16	0	0
Trib	Main	20	116.49	0	0.06	0	0
Trib	Main	19	116.49	0	0.06	0	0
Dronachy	Main	1000	118.82	0	0.14	0	0
Dronachy	Main	990	117.64	0	0.04	0	0
Dronachy	Main	980	117.26	0	0.05	0	0
Dronachy	Main	970	116.96	0	0.06	0	0
Dronachy	Main	960	116.61	0	0.07	0	0
Dronachy	Main	951.43*	116.49	0	0.06	0	0
Dronachy	2	950	116.49	0	0.06	0	0
Dronachy	2	940	116.42	0	0.06	0	0.01
Dronachy	2	930	116.36	0	0.05	0	0.01
Dronachy	2	920	116.3	0	0.04	0	0
Dronachy	2	910	116.25	0	0.03	0	0
Dronachy	2	900	115.97	0	0.01	0	0
Dronachy	2	890	115.81	0	0.02	0	0.01
Dronachy	2	880	115.49	0	0.02	0	0
Dronachy	2	870	115.11	0	0.02	0	0
Dronachy	2	860	114.94	0	0.02	0	0
Dronachy	2	850	114.73	0	0.02	0	0
Dronachy	2	840	114.45	0	0.02	0	0
Dronachy	2	830	114.12	0	0.02	0	0
Dronachy	2	820	114	0	0.04	0	0
Dronachy	2	810	113.73	0	0.02	0	0
Dronachy	2	800	113.51	0	0.02	0	0

Dronachy	2	790	113.27	0	0.02	0.02	0
Dronachy	2	780	113.03	0	0.02	0.08	0
Dronachy	2	770	112.8	0	0.04	0.18	0
Dronachy	2	760	112.66	0	0.04	0.27	0
Dronachy	2	750	112.63	0	0.04	0.29	0
Dronachy	2	740	111.37	0	0.02	0	0
Dronachy	2	739.67*	111.31	0	0.02	0	0
Dronachy	2	739.33*	111.31	0	0.02	0	0
Dronachy	2	739	110.39	0	0.02	0	0
Dronachy	2	738.67*	108.98	0	0.03	0	0
Dronachy	2	738.33*	108.41	0	0.02	0	0
Dronachy	2	738	106.18	0	0.02	0	0
Dronachy	2	734.40*	105.22	0	0.02	0	0
Dronachy	2	730.80*	104.57	0	0.03	0	0
Dronachy	2	727.20*	104.53	0	0.03	0	0
Dronachy	2	720	101.37	0	0.04	0	0
Dronachy	2	717.50*	100.15	0	0.02	0	0
Dronachy	2	715.00*	99.01	0	0.02	0	0
Dronachy	2	712.50*	97.75	0	0.04	0	0
Dronachy	2	710	96.65	0	0.03	0	0
Dronachy	2	700	96.23	0	0.02	0	0
Dronachy	2	690	94.98	0	0.02	0	0
Dronachy	2	680	92.3	0	0.03	0	0
Dronachy	2	670	90.04	0	0.02	0	0
Dronachy	2	660	89.27	0	0.02	0	0
Dronachy	2	650	88.08	0	0.02	0	0
Dronachy	2	640	87.68	0	0.04	0	0
Dronachy	2	630	87.03	0	0.02	0	0
Dronachy	2	620	86.83	0	0.02	0	0
Dronachy	2	610	86.21	0	0.03	0	0
Dronachy	2	600	85.52	0	0.03	0	0
Dronachy	2	590	85.07	0	0.02	0	0
Dronachy	2	580	84.58	0	0.00	0	0
Dronachy	2	570	84.2	0	0.05	0	0
Dronachy	2	560	83.37	0	0.41	0	0
Dronachy	2	550	81.73	0	0.03	0	0
Dronachy	2	540	80.78	0	0.01	0	0
Dronachy	2	530	77.42	0.01	0.01	0	0
Dronachy	2	520	76.25	0.14	0.02	0	0

Appendix 7 - Flood Risk Assessment - Compliance Certificate – Tier 2 Major Applications

I certify that all the reasonable skill, care and attention to be expected of a qualified and competent professional in this field has been exercised in carrying out the Flood Risk Assessments and preparing the Flood Risk Assessment Report for the below named development in accordance with the Reporting Requirements for Flood Risk Assessments issued by SEPA.

ePlanning Reference No. 25/00552/PAN

Name of Development Cato Data Centre

Name of Developer ILI Cato Ltd

Name and Address of Designers Organisation.....

Kaya Consulting Ltd

12 Stanhope Place, Stanhope House, Edinburgh

EH12 5HH

Name of Assessor Glen Perez-Livermore

Position Held Senior Hydrologist

Engineering Qualifications⁸ MA (Hons), MSc, MCIWEM C.WEM

Signed 

Date 27/03/2026

Appendix 8 - Flood Risk Assessment – Independent Check Certificate - Tier 2

Major Applications

I certify that all the reasonable skill, care and attention to be expected of a qualified and competent professional in this field has been exercised in checking the Flood Risk Assessments for the below named development with a view to ensuring that it has been accurately translated into the Flood Risk Assessment Report.

ePlanning Reference No. 25/00552/PAN

Name of Development Cato Data Centre

Name of Developer ILI Cato Ltd

Name and Address of Designers Organisation.....

Kaya Consulting Ltd

12 Stanhope Place, Stanhope House, Edinburgh

EH12 5HH

Name of Checker..... Michael Stewart

Position Held..... Director/Hydrologist

Engineering Qualifications⁹..... MA (Hons), PhD, MCIWEM C.WEM

Signed [Signature]

Date 27/03/2026