

**FINAL**

# **ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING REPORT**

**KEMNAY FLOOD PROTECTION STUDY**

**Project no. 4021839**

Prepared for:

Aberdeenshire Council

15<sup>th</sup> January 2026



## Table of contents

<b>1.</b>	<b>Introduction.....</b>	<b>2</b>
1.1	Scope of Commission .....	2
1.2	Study Location.....	2
1.3	Background and Description of the Scheme .....	3
1.4	Report Outline.....	4
<b>2.</b>	<b>EIA Screening.....</b>	<b>4</b>
2.1	Legislative Context .....	4
2.2	Screening Assessment.....	5

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Client's reference no.

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### 1.3 Background and Description of the Scheme

The River Don at Kemnay enters the study area in an unconfined valley setting, though floodplain space narrows as the river skirts the northwestern boundary of the town. The riverbanks have poor resilience to erosion and historically there have been significant pressures from poaching and a lack of riparian vegetation on the banks.

Kemnay has a long history of flood events both from fluvial and surface water flooding, although most flood events are fluvial and caused by the River Don. *Table 1* outlines some of the more significant flood events which have occurred in the past decades.

*Table 1 – History of flooding in Kemnay*

Date	Source	Description
11/01/2022	Fluvial	Flooding in front of Milton Drive where new bunds have been constructed.
November 2022	Fluvial	The riverside path alongside the River Don flooded, according to a news article this is an ongoing issue, and the path has been replaced.
04/02/2020	Fluvial	Flooding on the riverside path that leads along bank of river near Kembhill Park and Scottish Water pumping station.
04/01/2016	Fluvial	River Don burst its banks near to Milton Meadows leading to flooding.
01/07/2016	Fluvial/surface water	Multiple reports of flooding recorded during storm Frank from both surface water drainage issues and fluvial flooding which affected Kembhill Park, Fyfe Park and Stuart Crescent, Victoria Terrace and Milton Meadows/Milton View. 20 residential properties on Milton Drive filled with roughly 1 ft of water from River Don.
23/12/2012	Surface water	Flooding to Fyfe Park and Stuart Crescent due to heavy rainfall on frozen ground prior to the construction of SuDS. Flooding lasted for over a week.

The proposed options are part of a proposed FPS which is primarily focused on two areas within the town of Kemnay that have been identified to be prone to flooding. At the time of writing (August 2025), it is unknown which option would be selected, or whether it would be a combination of both proposed options. Therefore, the EIA screening has been completed under the assumption that both proposed options would be selected in order to represent the maximum potential works area.

The first area is located within the Kembhill Park area alongside the River Don (NJ 72874 16347, the centre point of the site) and involves the proposed construction of a new flood defence bund and flood defence wall which will tie into the existing bund (see Appendix A). The proposed works in this area would be approximately 300m long and 1m high.

The second area is located within the Milton Meadows residential estate (NJ 72811 15757) and involves the proposed construction of a new 1m deep SuDS Pond, including new conduits and manhole covers (see Appendix B). The proposed SuDS Pond would be approximately 160m long and up to 45m wide.

As both proposed options involve land take and changes in land use, it is anticipated that any habitat losses would be mitigated through the provision of replacement planting and/or compensatory habitat, which would be informed by further survey efforts.



The purpose of the FPS is to alleviate flooding in these areas by providing a greater standard of flood protection. All proposed options have been designed to a protection standard of 1-100 year other than the Kembhill Park bund which has been designed to a protection standard of 1-200 year.

## 1.4 Report Outline

The purpose of this report is to assess potential receptors that could be sensitive to the proposed options and to conclude whether an Environmental Impact Assessment (EIA) is likely to be required at the next stage. Furthermore, any further environmental or ecological surveys that may be required at detailed design stage are outlined here.

## 2. EIA Screening

### 2.1 Legislative Context

The EIA Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (codification), as amended by EIA Directive 2014/52/EU, sets out the process by which the likely significant effects of a project on the environment are assessed.

The requirements of the EIA Directive 2011/92/EU have been transposed into Scottish law through The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 (hereafter referred to as the Town and Country Planning EIA Regulations).

Section 8 (2) of the regulations state that:

A request for a screening opinion under paragraph (1) must be accompanied by—

- (a) a description of the location of the development, including a plan sufficient to identify the land;
- (b) a description of the proposed development, including in particular—
  - (i) a description of the physical characteristics of the proposed development and, where relevant, of demolition works;
  - (ii) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- (c) a description of the aspects of the environment likely to be significantly affected by the proposed development; and
- (d) a description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—
  - (i) the expected residues and emissions and the production of waste, where relevant;
  - (ii) the use of natural resources, in particular soil, land, water and biodiversity.

Due to the nature of the proposed options, Aberdeenshire Council has issued a notice under the Flood Risk Management (Scotland) Act 2009 (commonly referred to as a Flood Order). Therefore, EIA screening must also be considered under the Flood Risk Management (Flood

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Protection Schemes, Potentially Vulnerable Areas and Local Plan Districts) (Scotland) Amendment Regulations 2017, which amend the Flood Risk Management (Scotland) Act 2009, and in light of the Environmental Impact Assessment (Flood Protection Schemes) (Scotland) Regulations 2017.

## 2.2 Screening Assessment

The Town and Country Planning EIA Regulations form the legislative framework for undertaking EIA for certain projects and define an 'EIA development' as either a 'Schedule 1' or 'Schedule 2' development likely to have significant effects on the environment by virtue of factors such as the project's nature, size or location. This section outlines consideration of whether the proposed options are classed as an EIA development under the relevant EIA Regulations.

It should be noted that The Flood Risk Management (Flood Protection Schemes, Potentially Vulnerable Areas and Local Plan Districts) (Scotland) Amendment Regulations 2017 adopt the Schedule 2 EIA screening approach derived from the EU EIA directive. Therefore, EIA screening under this legislation has been undertaken concurrently using the selection criteria detailed by Table 2.

The proposed options do not fall under any of the types of development described within Schedule 1 of the Town and Country Planning EIA Regulations.

The proposed options do fall under part 10 (h) of Schedule 2 which states '*The carrying out of development to provide: Inland-waterway construction not included in schedule 1, canalisation and flood-relief works.*'. The combined area of works for the proposed options exceeds the Schedule 2 applicable threshold criteria where '*The works area exceeds 1 hectare*' as the total works area is approximately 1.1 hectares.

The proposed options have been screened against the Schedule 3 criteria used to determine whether EIA is required, as outlined within Table 2. Sketches of the proposed options have been provided within Appendix A and Appendix B to identify the proposed land use and sufficiently identify the land.

*Table 2 – Schedule 3 screening criteria*

Schedule	Paragraph	Justification
Schedule 3.1 - The characteristics of development must be considered having regard, in particular, to:	(a) the size and design of the development	<p>The area of works required for the proposed Milton Meadows SuDS Pond option is 0.9 hectares and the proposed flood defence bund and wall at Kembhill Park is 0.2 hectares. Therefore, the total area of works is approximately 1.1 hectares. This area is required to facilitate the construction of the proposed options and allows for the storage of materials and plant.</p> <p>The proposed Kembhill Park option would be located alongside the River Don (NJ 72874 16347) and involves the proposed construction of a new flood defence bund and flood defence wall which will tie into the existing bund (see Appendix A). The proposed works in this area would be approximately 300m long and 1m high.</p> <p>The proposed Milton Meadows SuDS Pond option is located within the Milton Meadows residential estate (NJ 72811 15757) and involves the proposed construction of a new 1m deep SuDS Pond, including new conduits and manhole covers (see Appendix B). The proposed SuDS Pond would be approximately 160m long and 45m wide.</p> <p>Furthermore, the design of the proposed options is considered to be appropriate and sympathetic to the surrounding area as the total footprint of the options is small in relation to the village of Kemnay as a whole.</p> <p>Due to the justifications outlined in Table 2, it is not anticipated that the size and design of the proposed development would give rise to significant effects.</p>
	(b) cumulation with other existing development and/or approved development	<p>As part of the EIA screening process, the Aberdeenshire Council planning portal has been consulted to determine the potential for cumulation with other existing and/or approved development. The review of the planning portal considered all development applications within the town and any which shared a potential connection through watercourses. Upon the completion of the review at the time of writing (20/08/2025), there are no other consented and/or existing developments occurring that are considered to give rise to significant cumulative effects when considered alongside the proposed options.</p> <p>Options for a potential flood relief scheme are being considered for the nearby town of Kintore. At the time of writing (20/08/2025), no preferred option has been selected for either the Kemnay or Kintore FPS, and the</p>

Schedule	Paragraph	Justification
		potential construction timelines are unknown. Therefore, there is currently no potential for cumulative effects. Ongoing checks for, and liaison on, other known projects will continue to ensure cumulative effects are avoided.
	(c) the use of natural resources, in particular land, soil, water and biodiversity	<p>The construction of the proposed options would utilise existing undeveloped amenity grassland and riparian river margin which are interspersed with occasional trees. The Land Capability for Agriculture (LCA) within the proposed option areas is 3.2 (Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common) and the National Soils Map of Scotland indicates that soils in these areas are primarily podzols. The proposed options have been designed to only utilise the minimum area of land required to provide the desired standard of flood protection. Soil which is excavated during the construction of the proposed SuDS Pond can likely be re-used for the proposed flood embankment, depending on suitability and the options selected. No significant impacts to soil resources are anticipated for construction or operation if best practice soil management is employed through a Materials Management Plan (MMP) as detailed within the Construction Environmental Management Plan (CEMP).</p> <p>The proposed options would not require any in-channel works or utilise existing water resources. The proposed SuDS Pond would manage surface water runoff whilst providing enhancements to biodiversity and amenity value in the area. Best practice pollution prevention measures would be in place throughout the works as detailed within the CEMP to prevent potential construction impacts to surrounding waterbodies. No operational effects to waterbodies are anticipated due to the nature of the works.</p> <p>Tree removal may be required to facilitate the construction of the proposed options. However, tree removal would be avoided and minimised where possible to reduce the use of natural resources. An Arboricultural Survey, Arboricultural Method Statement and Tree Protection Plans are likely to be required to inform mitigation measures and replacement planting requirements. Environmental enhancements should also be considered as the designs progress.</p> <p>Recommended further ecology surveys would be undertaken to provide evidence and recommend mitigation measures. A full list of recommended ecological surveys is included within the section below.</p> <p>No significant effects are therefore anticipated in relation to the use of natural resources during operation or construction phases.</p>

Schedule	Paragraph	Justification
	(d) the production of waste	During construction, waste would be either be reused or removed from site to an appropriate waste facility, as per a Site Waste Management Plan (SWMP) included alongside the Construction Environmental Management Plan (CEMP). At the time of writing (20/08/2025), the total volumes of waste associated with the construction of the proposed options is unknown. However, given the above measures, the generation of waste is not considered to result in any significant effects. Once operational, the proposed works are not anticipated to generate any waste.
	(e) pollution and nuisances	<p>The proposed works are not located within a Noise Management Area (NMA) or an Air Quality Management Area (AQMA).</p> <p>The nearest receptors to the proposed option at Kembhill Park are the residential properties at Pitmunie Place, which are located approximately 30m east of the southern extent of the proposed flood wall. The nearest receptor to the proposed option at Milton Meadows would be the surrounding residential properties, some of which are directly adjacent to the proposed SuDS Pond.</p> <p>During the construction phase, temporary potential impacts may arise from the generation of construction noise, plant/vehicle emissions, dust and pollution events affecting nearby watercourses. However, these potential temporary impacts are considered to be negligible as they can be managed adequately through best practice construction methods. Construction noise can be managed through the selection of appropriate working hours, and appropriate plant would be selected to reduce noise and associated emissions. Best practice pollution control measures would be specified within the CEMP and implemented on-site.</p> <p>In light of the use of appropriate best practice construction working methods managed through a CEMP, it is considered that the potential impacts from construction pollution and nuisances would be minimal and would not result in significant effects. Once operational, the proposed works would require regular inspections and some ongoing maintenance however, these activities are not anticipated to generate significant nuisance levels. Furthermore, due to the ongoing inspection and maintenance requirements, pollution is not anticipated to be a significant operational issue.</p>
	(f) the risk of major accidents and/or disasters which are relevant to the	The proposed options have been designed to accommodate a 1-100 year standard of flood protection (other than the Kembhill Park bund which has been designed to a 1-200 year standard of flood protection). The risk of future flood events in the area would therefore be reduced and the proposed options would not

Schedule	Paragraph	Justification
	project concerned, including those caused by climate change, in accordance with scientific knowledge	<p>contribute to increased flood risk in the area, as illustrated by residual flood risk mapping provided to Aberdeenshire Council.</p> <p>Due to the rural location of the proposed options, the risk of man-made major accidents and disasters is considered to be negligible/low. The most likely major accidents would involve road accidents (operation and construction) and pollution events (during construction), both of which would be reduced through adherence to best practice construction and traffic management methods, as detailed within the CEMP through a Traffic Management Plan (TMP).</p> <p>The risk of potential failure of the proposed options is low, as all assets would be built in accordance with relevant building standards.</p> <p>It is not considered that the risk of major accidents and/or disasters would result in a significant effect.</p>
	(g) the risks to human health (for example due to water contamination or air pollution)	Disturbance during construction (e.g. from water pollution, noise and dust) will be temporary and is not anticipated to result in significant effects, especially due to the implementation of best practice construction methods as detailed within the CEMP. Due to the ongoing inspection and maintenance requirements, risks to human health are not anticipated once operational. Therefore, no significant effects are anticipated.
Schedule 3.2 - The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:	(a) the existing and approved land use	<p>The construction of the proposed options would utilise existing undeveloped amenity grassland and riparian river margin which are interspersed with occasional trees. These areas are currently used for their recreation and amenity value. Although the proposed options would permanently change the existing and approved land use, as recreational access and amenity value would still be provided, it would not be considered to result in a significant effect to the existing and approved land use.</p> <p>During the construction phase for both options, there would be potential for habitat loss, disturbance to protected species and the occurrence of pollution events. However, provided that further ecological surveys (listed below) are undertaken and appropriate mitigation measures are implemented including the provision of replacement planting and/or compensatory habitat where necessary, it is not anticipated that there would be any significant effects during the construction or operational phase of the works. Environmental enhancements should also be considered as the designs progress.</p>
	(b) the relative abundance, availability,	No part of the proposed options fall within/or adjacent to a statutory site designated for its ecological or geological value. Disturbance to biodiversity during construction works would be mitigated with best practice

Schedule	Paragraph	Justification
	quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	<p>measures and European Protected Species (EPS) disturbance licences will be obtained where required, as informed by any further ecological survey work. Further ecological surveys recommended by the Preliminary Ecological Appraisal (PEA) to understand the potential need for EPS/NatureScot licences include:</p> <ul style="list-style-type: none"> <li>• Badger surveys for proposed working areas;</li> <li>• Initial Preliminary Roost Assessments (PRA) and Ground Level Tree Assessments (GLTA) for structures and trees which would be impacted by the proposed options to inform the need for further bat surveys;</li> <li>• Otter and water vole surveys for all works within 30m of the top bank of the River Don; and</li> <li>• Red squirrel surveys where the removal of mature trees cannot be avoided.</li> </ul> <p>In addition to further ecological surveys, mitigation recommended by the PEA will be implemented where appropriate and managed through the CEMP. This includes but is not limited to: toolbox talks, pre-works checks and implementing Precautionary Working Method Statements (PMWS). Where appropriate, fencing would be erected to protect Scottish biodiversity list habitats.</p> <p>The proposed options have been designed to only utilise the minimum area of land required to provide the desired standard of flood protection. This would prevent unnecessary impacts to the availability of land in the area. Soil excavated during the construction of the proposed SuDS Pond would be re-used where possible for the proposed flood embankment, depending on suitability and the options selected. No potentially contaminative land uses have been identified in the areas of the proposed options and therefore the chance of encountering contaminated ground or soils is low. No significant impacts to soil or land resources are therefore anticipated.</p> <p>The proposed options would not require any in-channel works or utilise existing water resources. The proposed SuDS Pond option would provide a functional surface water management solution which would provide benefits for biodiversity and amenity. The proposed SuDS Pond would provide greater biodiversity value compared to the existing amenity grassland. Where tree removal is unavoidable, replanting and/or compensatory habitat would be provided. An Arboricultural Survey, Arboricultural Method Statement and Tree Protection Plans would be produced to minimise impacts, inform mitigation and replacement planting requirements.</p>



Schedule	Paragraph	Justification
		<p>Best practice pollution control measures would be in place during construction and managed through the CEMP to minimise the risk of pollution to land, soil or water resources. Soil which is excavated during the construction of the proposed options would be re-used or reinstated where possible on site to prevent the loss of natural soil resources. Best practice working methods relating to the management of soil would be in place within the CEMP.</p> <p>It is not anticipated that there would be any significant effects associated with the relative abundance, availability, quality and regenerative capacity of natural resources either during construction or operation.</p>
	<p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> <li>i. wetlands, riparian areas, river mouths;</li> <li>ii. coastal zones and the marine environment;</li> <li>iii. mountain and forest areas;</li> <li>iv. nature reserves and parks;</li> <li>v. European sites and other areas classified or protected under national legislation;</li> </ul>	<p>With regard to the sub-criteria:</p> <ul style="list-style-type: none"> <li>(i) The proposed option in Kembhill Park is located near to the riparian habitats alongside the River Don. River habitats are listed under the Scottish Biodiversity List, however, appropriate protection measures including erection of fencing and best practice pollution control measures would limit the potential for impacts to these habitats. In addition, no works would take place within the river channel for either option. The proposed options are not within close proximity to wetlands or river mouths.</li> <li>(ii) Not applicable to the proposed options as the works would not take place on the coast or have any influence on the marine environment.</li> <li>(iii) Not applicable to the proposed options as the works would not take place with forest or mountain areas.</li> <li>(iv) The proposed options are not located in a park or nature reserve.</li> <li>(v) The proposed options are not located within/adjacent to a European site or other areas classified or protected under national legislation. The closest statutory designated site is the Paradise Wood Site of Species Scientific Interest (SSSI) which is located approximately 5 km from the western boundaries of the proposed works locations. The SSSI is not designated for any mobile species which could be impacted by the works and the site is not downstream of the works. It is not considered likely that any qualifying features of any European sites would be impacted by hydrological links due to their distance downstream of the site and the implementation of best practice pollution control measures (&gt;20km).</li> </ul>

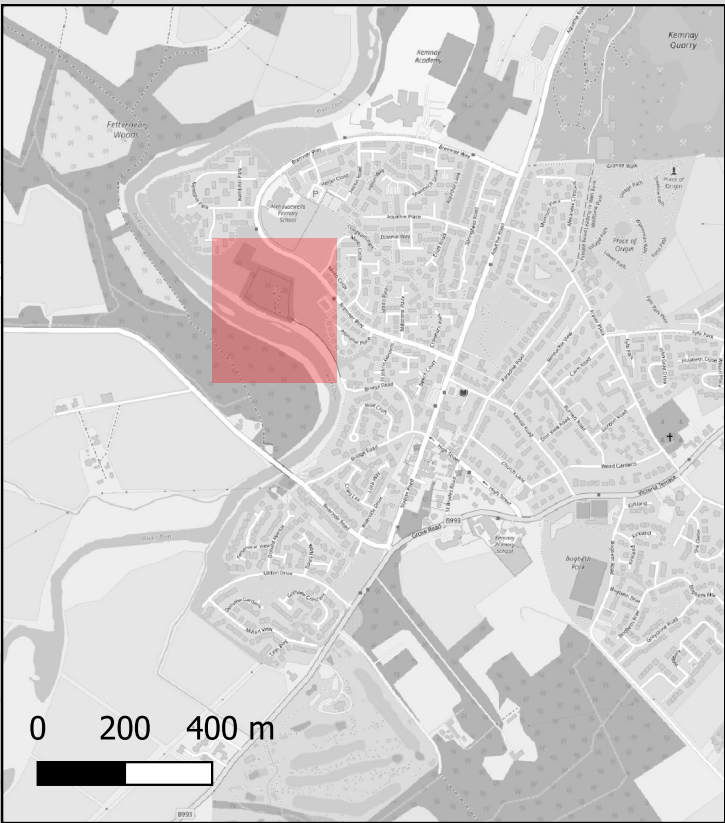
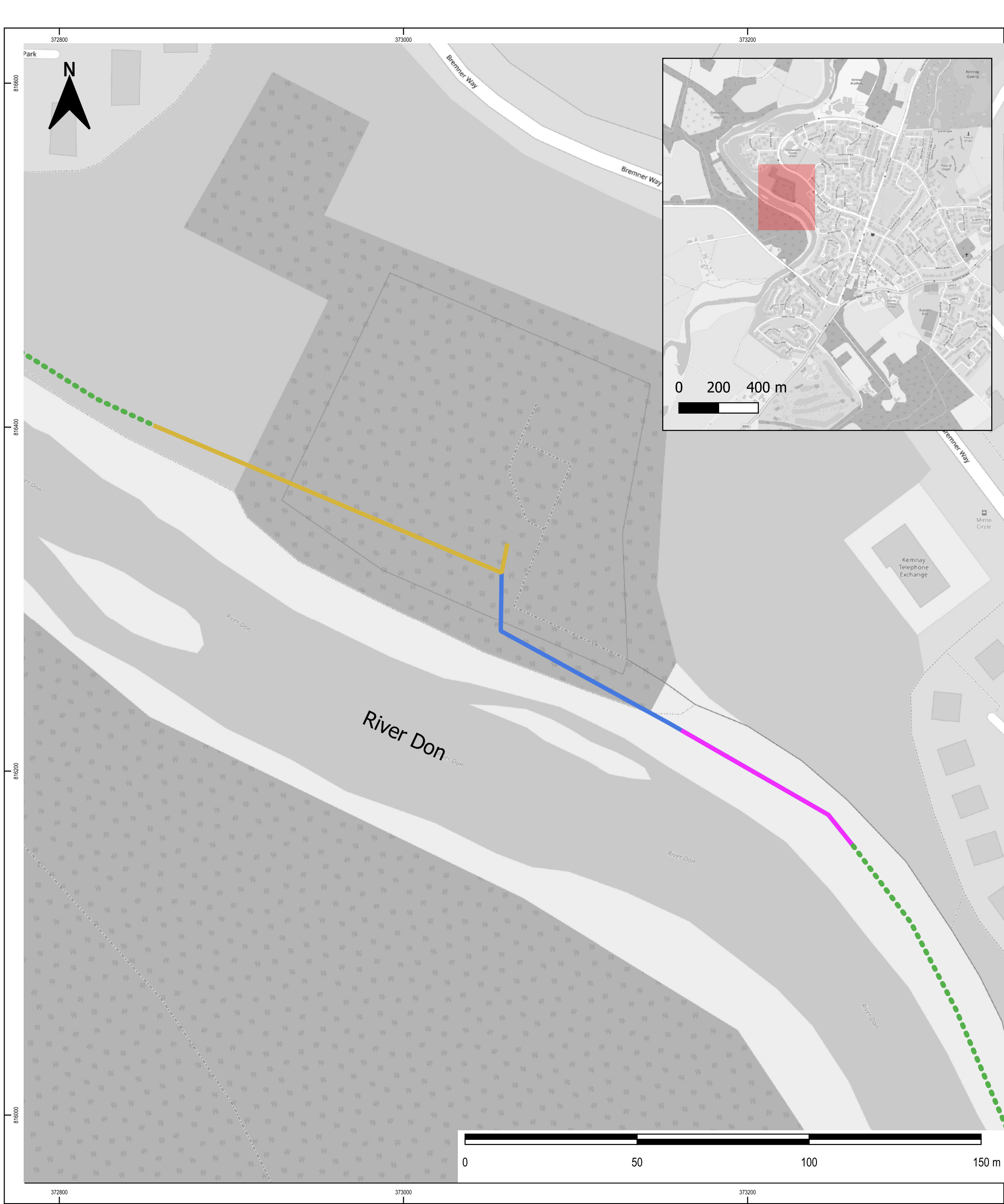
Schedule	Paragraph	Justification
	<p>vi. areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;</p> <p>vii. densely populated areas;</p> <p>viii. landscapes and sites of historical, cultural or archaeological significance.</p>	<p>(vi) The proposed options are not located in an area in which there has already been a failure to meet the environmental quality standards laid down in EU legislation and relevant to the works or in which it is considered that there is such a failure.</p> <p>(vii) The proposed options are not located in a densely populated area.</p> <p>(viii) The proposed options are not located within an AONB but are located within a Local Landscape Area. However, significant landscape and visual effects are not anticipated as the options are in keeping with existing flood defence infrastructure in the area. The proposed options do not lie within any conservation areas designated for its historical value. There are no scheduled monuments, battlefields or parks and gardens identified within 300m of the proposed options. There are multiple listed buildings located within Kemnay, however, the closest listed building to the options is approximately 180m northeast of the proposed SuDS Pond and therefore is unlikely to be impacted by the works. An archaeological Desk Based Assessment (DBA) is likely to be required to provide recommendations for any further survey requirements or mitigation. It is anticipated that there will be no significant impact to cultural heritage features due to the absence of records within the proximity of the works.</p>

### 3. Screening Conclusion

The findings of the screening assessment conclude that, in the opinion of the consultant, the proposed works are not likely to result in significant environmental effects provided that the required mitigation listed below is undertaken. Environmental enhancements should also be considered as the designs progress. Therefore, an EIA is not anticipated to be required.

- Provision of replacement planting and/or compensatory habitat as informed by further ecological survey work for any habitat losses incurred and ongoing consultation with Aberdeenshire Council.
- Ongoing review of the Aberdeenshire Council planning portal and consultation with other known developments to determine the potential for cumulation with other existing and/or approved development.
- Completion of the following surveys/reports:
  - Arboricultural Survey, Arboricultural Method Statement and Tree Protection Plans to inform mitigation measures and replacement planting requirements;
  - Archaeological Desk Based Assessment (DBA) to provide recommendations for any further survey requirements or mitigation;
  - Badger surveys for all proposed working areas;
  - Initial Preliminary Roost Assessments (PRA) and Ground Level Tree Assessments (GLTA) for structures and trees which would be impacted by the proposed options to inform the need for further bat surveys;
  - Otter and water vole surveys for all works within 30m of the top bank of the River Don; and
  - Red squirrel surveys where the removal of mature trees cannot be avoided.
- Production of a CEMP, including but not limited to the following management plans and details of best practice working methods:
  - Best practice pollution prevention and spill response measures;
  - Best practice noise, vibration, dust air quality and lighting measures ;
  - Required ecological mitigation measures, as informed by the PEA report and all further survey recommendations;
  - Materials Management Plan (MMP) which includes best practice soil management measures;
  - Site Waste Management Plan (SWMP); and
  - Traffic Management Plan (TMP) including best practice traffic management measures.

## **Appendix A: Kembhill Park Option**



LEGEND

- Existing Topographic High (for information)
- SGN - Low Pressure Main
- Crest of Proposed Bund
- SSEN - Low Voltage Mains
- 1 Block LEGATO Wall
- Neos Network - Telecommunications
- 2 Block LEGATO Wall

Cross References:  
Drawing to be read in conjunction with flood modelling information described in the Kemnay Hydrology & Hydraulic Modelling Report (4021839-BUK-ZZ-00-RP-NM-00001) and also with descriptions provided in the Kemnay Flood Study Report (4021839-BUK-ZZ-00-RP-FR-00006)

NOTE IN PARTICULAR: The need for Ground Investigation and other survey work as part of the detailed design prior to construction.

Note: The limits, including the height and depths of the Works, shown in this drawing are not to be taken as limiting the obligations of the contractor under Contract.  
In producing this map, Binnies has relied upon information provided by others. The completeness or accuracy of this information is not guaranteed by Binnies. Some information is a snapshot of information being maintained or continually updated by the originating organisation and may be illustrative or representative rather than definitive at this stage.

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CONSTRUCTION
WORKING NEAR WATER UTILITIES LOCATIONS NOT YET PROVEN PRESENCE OF WASTEWATER TREATMENT WORKS
MAINTENANCE / CLEARING / OPERATION
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AS CONSTRUCTION

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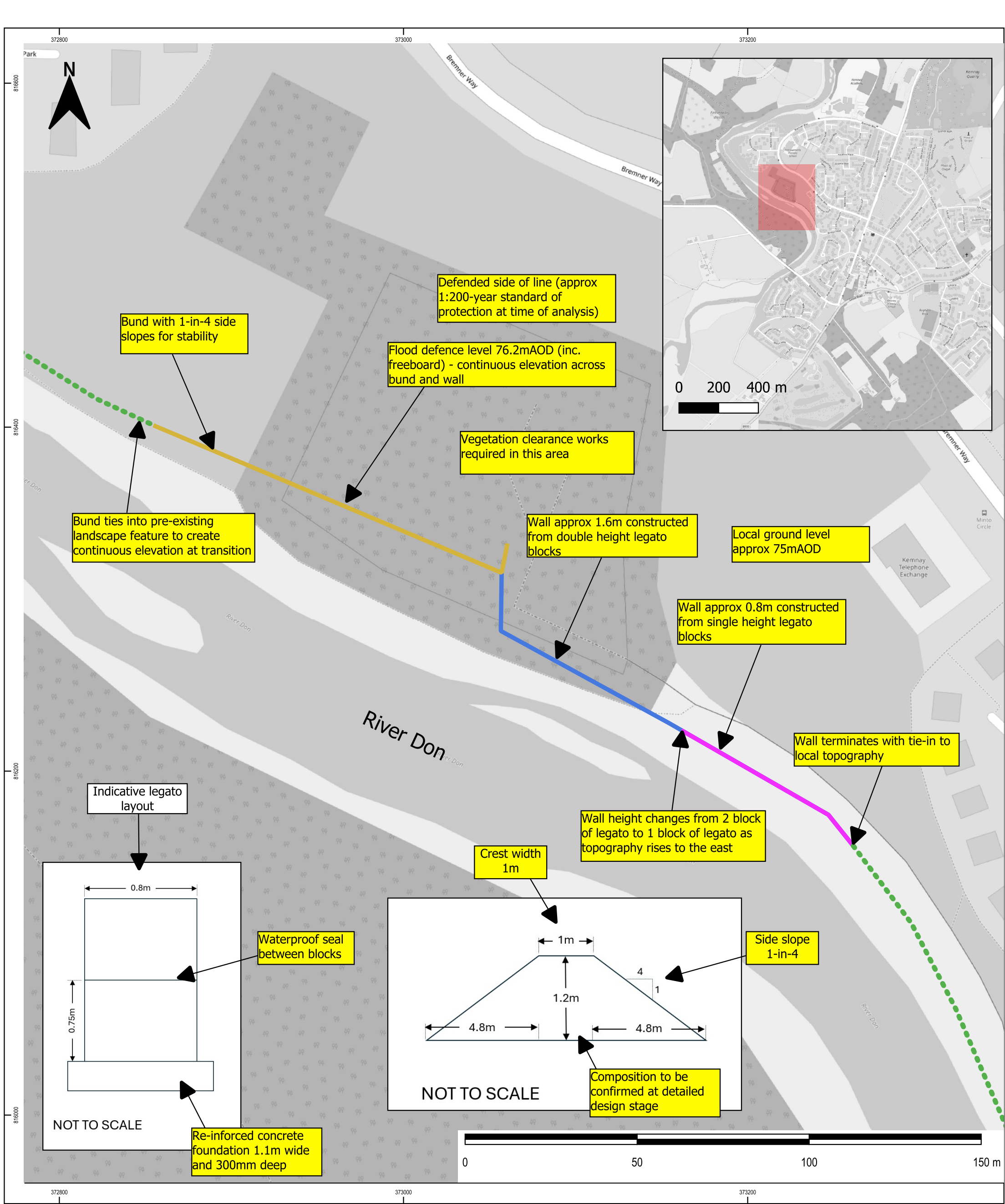
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Project:  
Kemnay Flood Protection Study

Drawing title:  
APPROXIMATE UTILITY LOCATIONS  
DIRECT DEFENCES AT KEMBHILL PARK

0	RS	KM	AJ	HB	18/08/2025	DRAFT
1	AG	KM	JK	JK	15/01/2026	FINAL
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Rev	Drawn	Chkd	Rvwd	Apprd	Date	Description
FINAL			Status: Approved by client Andrew Gemmell			Date: 15/01/26 Revision: 1
Drawing Scale: 1:1,000			Drawing No. 4021839-BUK-ZZ-00-DR-FR-00256			





LEGEND

- Existing Topographic High (for information)
- 1 Block LEGATO Wall
- Crest of Proposed Bund
- 2 Block LEGATO Wall

Cross References:

Drawing to be read in conjunction with flood modelling information described in the Kemnay Hydrology & Hydraulic Modelling Report (4021839-BUK-ZZ-00-RP-NM-00001) and also with descriptions provided in the Kemnay Flood Study Report (4021839-BUK-ZZ-00-RP-FR-00006)

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CONSTRUCTION
WORKING NEAR WATER UTILITIES LOCATIONS NOT YET PROVEN PRESENCE OF WASTEWATER TREATMENT WORKS
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Project:

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Drawing title:

OUTLINE DESIGN SKETCH  
DIRECT DEFENCES AT KEMBHILL PARK

0	RS	KM	AJ	HB	18/08/2025	DRAFT
1	AG	KM	JK	JK	15/01/2026	FINAL

Rev	Drawn	Chkd	Rvwd	Appvd	Date	Description
1	AG	KM	JK	JK	15/01/2026	FINAL

Status: Approved by client  
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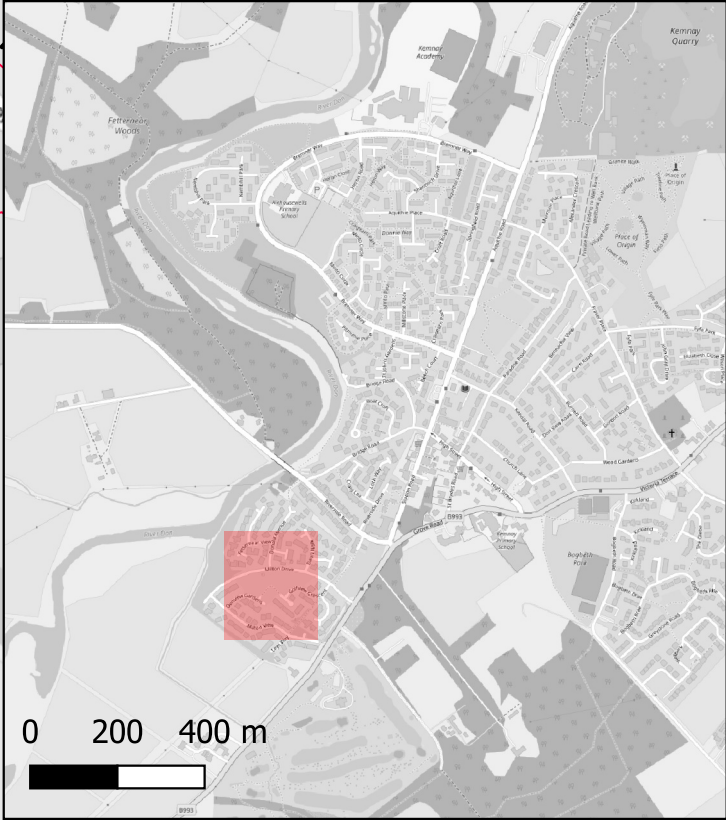
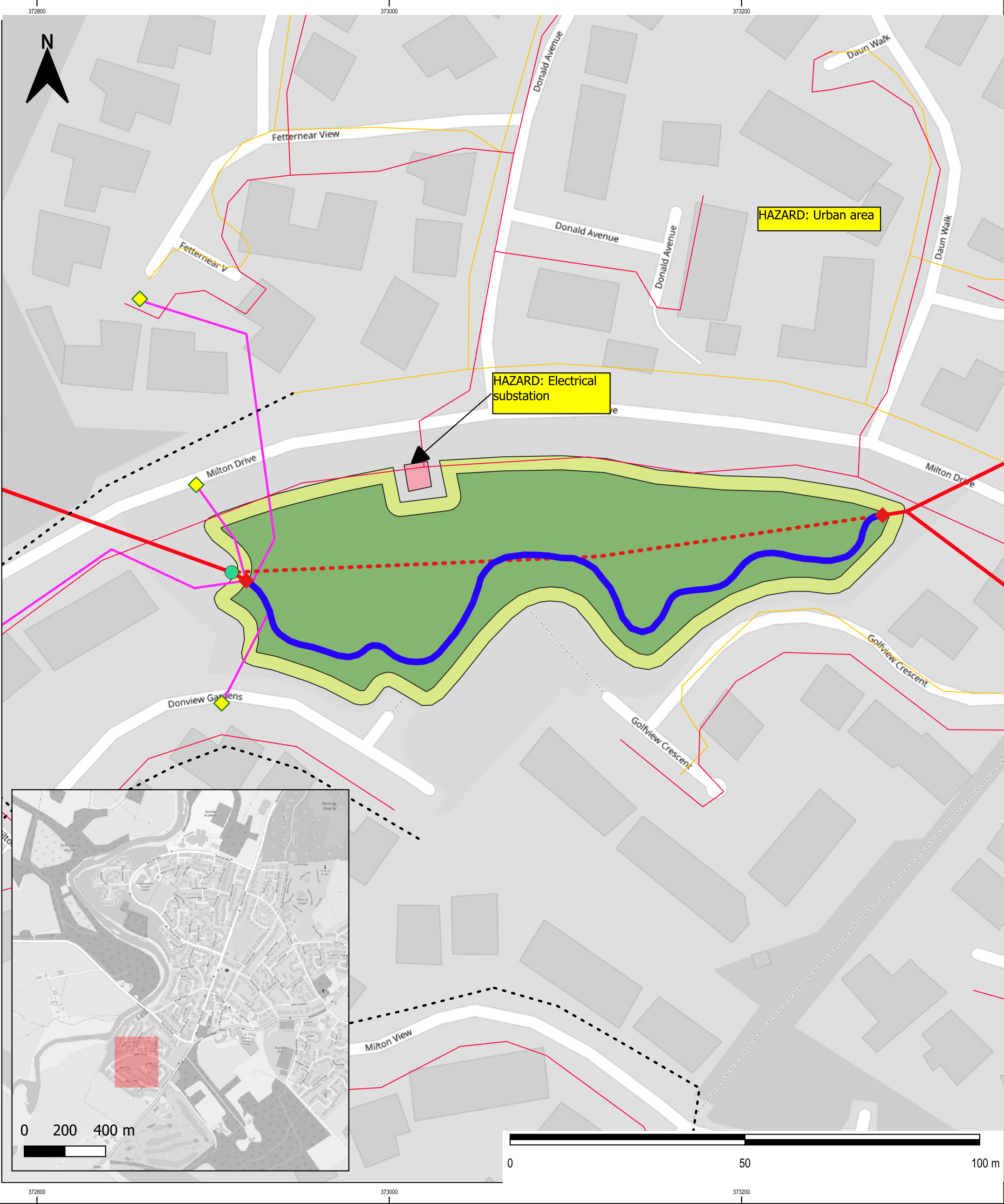
Date: 15/01/26  
Revision: 1

Drawing Scale: 1:1,000  
Drawing No. 4021839-BUK-ZZ-00-DR-FR-00255

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## Appendix B: Milton Meadows Option





LEGEND

- SuDS Basin
- SuDS Basin 1-in-3 buffer slope
- Proposed Manholes
- Proposed Conduits
- Deculverted watercourse
- Culvert
- Culvert section to be removed
- SSEN - Low Voltage Electricity Mains
- SGN - Low Pressure Gas Main
- ESP - Low Pressure Gas Main

Cross References:  
Drawing to be read in conjunction with flood modelling information described in the Kemnay Hydrology & Hydraulic Modelling Report (4021839-BUK-ZZ-00-RP-NM-00001) and also with descriptions provided in the Kemnay Flood Study Report (4021839-BUK-ZZ-00-RP-FR-00006)

NOTE IN PARTICULAR: The need for Ground Investigation and other survey work as part of the detailed design prior to construction.

Note: The limits, including the height and depths of the Works, shown in this drawing are not to be taken as limiting the obligations of the contractor under Contract.  
In producing this map, Binnies has relied upon information provided by others. The completeness or accuracy of this information is not guaranteed by Binnies. Some information is a snapshot of information being maintained or continually updated by the originating organisation and may be illustrative or representative rather than definitive at this stage.

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CONSTRUCTION
ELECTRICAL SUBSTATION AT SITE UTILITIES LOCATIONS NOT YET PROVEN
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ELECTRICAL SUBSTATION AT SITE
DECOMMISSIONING AND DEMOLITION
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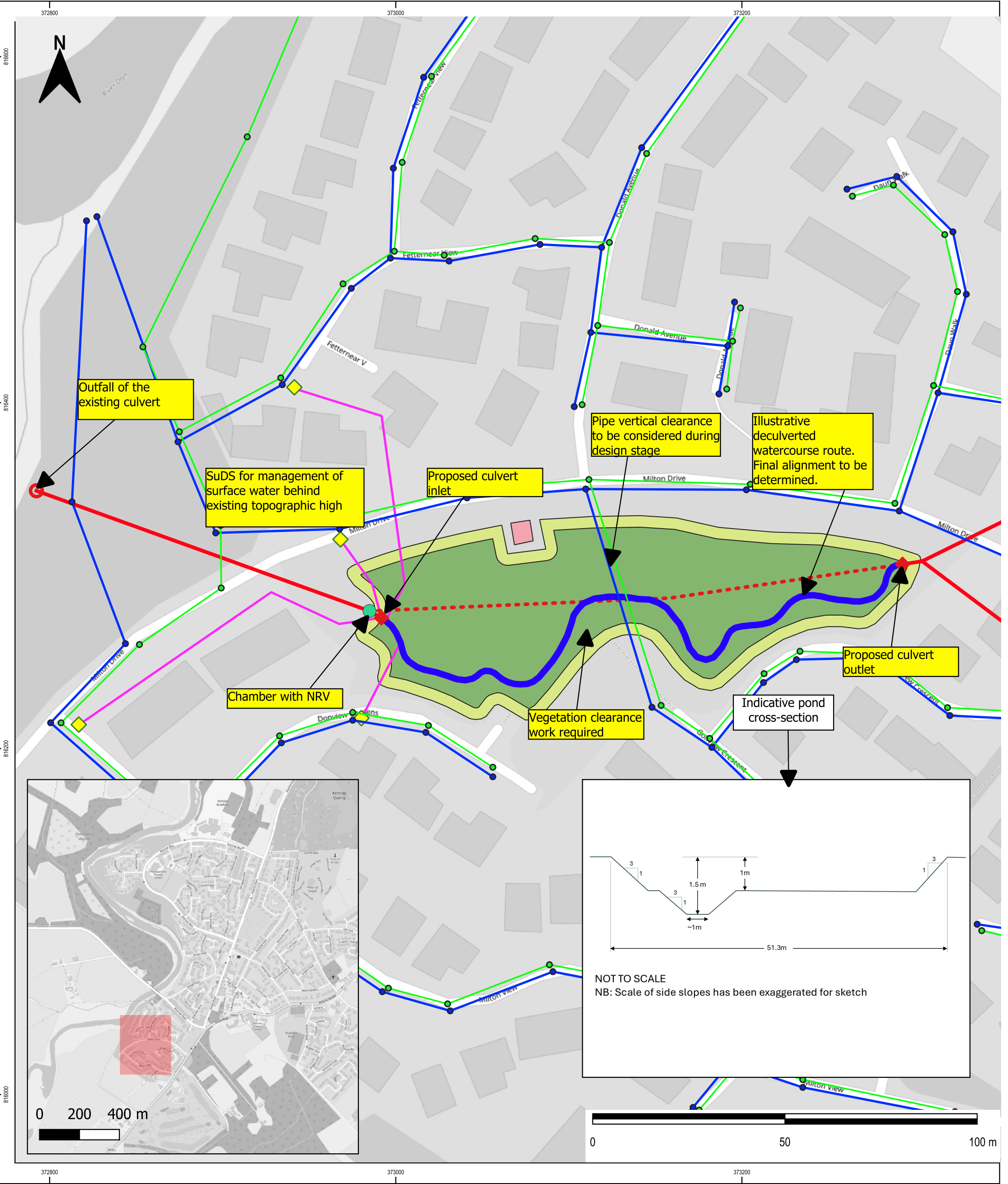


Sheet size: A3

Project:  
Kemnay Flood Protection Study

Drawing title:  
APPROXIMATE UTILITY LOCATIONS  
SUDS POND AT MILTON MEADOWS

0	RS	KM	AJ	HB	18/08/2025	DRAFT
1	AG	KM	JK	JK	15/01/2026	FINAL
-	-	-	-	-	-	-
Rev	Drawn	Chkd	Rwrd	Apprvd	Date	Description
FINAL						
Status:	Approved by client Andrew Gemmell				Date: 15/01/26	Revision: 1
Drawing Scale: 1:750		Drawing No. 4021839-BUK-ZZ-00-DR-FR-00258				



- LEGEND**
- SuDS Basin
  - SuDS Basin 1-in-3 buffer slope
  - Electrical Sub Station
  - Proposed Manholes
  - Proposed Conduits
  - Culvert
  - Culvert section to be removed
  - Deculverted watercourse
  - Sewer Network - Existing Conduit
  - foul
  - storm

Cross References:

Drawing to be read in conjunction with flood modelling information described in the **Kemnay Hydrology & Hydraulic Modelling Report** (4021839-BUK-ZZ-00-RP-NM-00001) and also with descriptions provided in the **Kemnay Flood Study Report** (4021839-BUK-ZZ-00-RP-FR-00006)

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G1 2DT

Sheet size: A3

Project:

Kemnay Flood Protection Study

Drawing title:

OUTLINE DESIGN SKETCH  
SUDS POND AT MILTON MEADOWS

0	RS	KM	AJ	HB	18/08/2025	DRAFT
1	AG	KM	JK	JK	15/01/2026	FINAL
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Rev	Drawn	Chkd	Rvwd	Appvd	Date	Description
FINAL	Approved by client	Andrew Gemmell	Date: 15/01/26	Revision: 1		
Drawing Scale: 1:900						Drawing No. 4021839-BUK-ZZ-00-DR-FR-00257