

From: [REDACTED]
Sent: 13 June 2024 20:21
To: objectionsgfps
Subject: Formal Objection - [REDACTED]

 External email >

 First time sender >

Formal Objection – Grangemouth Flood Protection Scheme

Objectors: [REDACTED]
[REDACTED]

We, the owners of [REDACTED] Falkirk, are writing to formally object to the proposed Grangemouth Flood Protection Scheme on multiple grounds. Our property is directly affected by your proposed scheme, and having reviewed all of the documentation shared, we believe your plans are intrusive, lengthy, unnecessary and will result in damage and depreciation of our land.

Our boundary lines as stated in our title deeds clearly shows that the boundary of our land lies along the edge of the chapel burn. We have yet to see any information of when the chapel burn last rose to significant levels that would warrant such a dramatic scheme to be proposed or the level of protection detailed in your proposal to be justified.

We have detailed below our objections.

Privacy & Security – On our land between our fence and the edge of the chapel burn are some very large and mature trees of which we have been informed by Falkirk Council that we are responsible for following a home visit from one of their advisors in August 2023. Our garden benefits from the privacy provided by these trees. As per your proposed scheme you have detailed that such trees would be removed to provide access for your contractors to conduct piling into the ground to install flood defence walls. The removal of these trees would remove our privacy and open up the view from our garden to a public footpath, a busy car park attached to the Blackmill Inn pub, traffic constantly passing along Carronshore Road and visibility of the homes on the adjacent estate. This is unacceptable and will provide us with the loss of enjoyment of the privacy in the rear of our home and garden.

The trees and dense thorny bushes located directly behind our fence and down to the edge of chapel burn also provides the rear of our property with security. Noone would be able to access our garden in its current state as the wildland provides a secure barrier along our fence line and that of all the other residential properties. Our objection is that the clearance of this land to install the defence walls would diminish the security of our home as our fence could easily be accessed by the public footpath.

Noise & Vibration – As stated in the proposed scheme plans, noise and vibration disruption will take place between the hours of 8am – 7pm on weekdays and 8am – 1pm on a Saturday with our property only a matter of metres from where the deep piling would take place for a period of approx. 12 months. This is again not acceptable as we both work from home. This scheme would directly affect our day-to-day work lives and working environment. We have also not seen any information on the effect the deep filing works could have on the foundations of our property. This is a structural risk. The deep piling and installation of the flood defence walls will be a huge disturbance to us.

Financial Loss – As a result of your proposed scheme we could suffer financial loss. The installation of an unsightly concrete wall within our garden could affect the visual impact of our property. Deep piling and flood defence wall installation will also prevent us from utilising the land to the rear of our fence and therefore depreciate the value of our land. We will no longer have the ability to extend our current garden within our land boundary in the future. We have also not been informed of who will have responsibility for the maintenance of the proposed flood walls once installed? Having proposed to install unwanted walls on our land without our permission we can only assume that this is something the scheme will continue to pay for in the future. Flood walls will deteriorate over time and require future intervention and repair. We will not accept any responsibility for those costs. Within the next 6 months we will be having £8k worth of landscaping works completed within our garden. The plans for these works will include paving to the edge of the existing fence in our garden. Your proposed works will ultimately cause damage to this, and we will expect the scheme to fund any such repairs.

The proposed scheme costs cannot be justified with the current cost of living crisis. These vast amounts of money could be better used in our community.

Environmental – As previously mentioned, there are significant trees, wild shrubbery and dense bushes lining the chapel burn between the fence lines of the gardens and the edge of the burn itself. This area hosts an abundance of wildlife habitats which will be destroyed as a result of the proposed scheme.

Also, there have been mice and rats nesting in this area due to the close proximity to the water. The proposed scheme would disturb these nests and push these rodents into the residential gardens. This will cause a huge issue for all the property owners particularly those with pets and children. Considering the carbon footprint of the proposed scheme along with the environmental implications of removing the mature trees and wildland areas along the edge of the chapel burn cannot be justified. Are we not facing a global climate crisis?

For the reasons stated above, we object to the proposed scheme.

