



Community Council of the Royal Burgh of Peebles & District

Ranald Dods
Planning and Regulatory Services
Scottish Borders Council
Newtown St. Boswells
Melrose
TD6 0SA
By email: DC Consultees

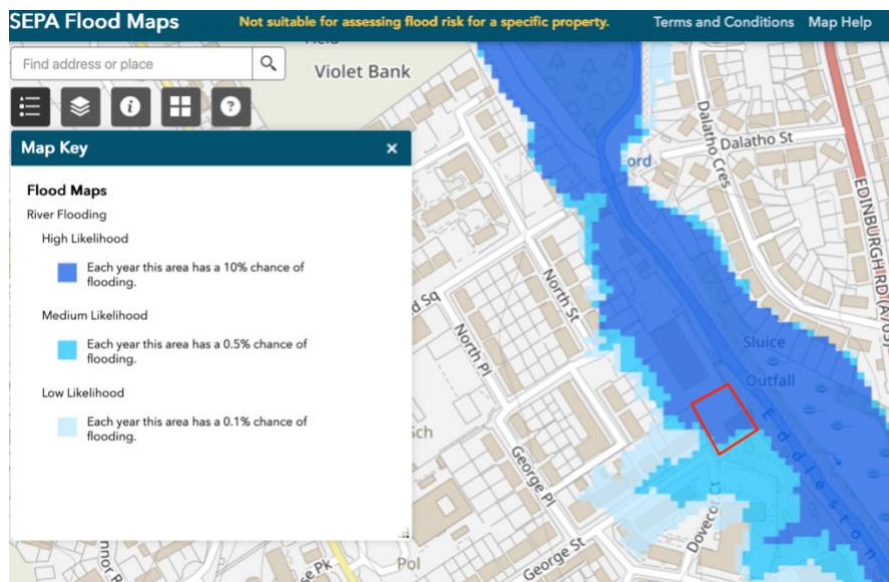
7 July 2026

Dear Mr Dods,

OBJECTION – [26/00647/FUL](#) – Erection of MOT service building – Peebles Autocentre George Street Peebles

Peebles Community Council supports local businesses and the environment. Per our previous consultation response (21 May 2026), please continue to record our **objection** to this proposal on the grounds of potential negative impact on the protected interests of the Tweed SAC. We look forward to reconsidering our position once the expert assessments and HRA are publicly visible. Could we please ask that the environmental reports being prepared are posted publicly (with locations of protected species data redacted as necessary).

The Flood Engineer's consultation response of 3 July 2026 referred the public to SEPA's flood maps at <https://map.sepa.org.uk/floodmaps>. We reproduce the map below:



*SEPA Flood Map with 26/00647/FUL site boundary in red, showing 10% annual flood risk
(Contains public sector information licensed under the [Open Government Licence v3.0](#)).*

We note that the majority of the site is shown on the SEPA Flood Maps with 10% annual flood risk. We further note the contaminated Land Officer's comments of 20 May 2026:

“The former use of the site is potentially contaminative and may have resulted in land contamination.”

Given the potential for contamination, flooding and proximity of the Tweed SAC we suggest that a Flood Risk Assessment should also be required to properly inform the HRA.

Yours sincerely
Peebles & District Community Council

Michael Marshall, PhD
Planning Convener