

# Drainage Strategy

**Ref:** 17864  
**Revision:** C – Plans Updated  
**Date:** November 2023  
**Subject:** **PROPOSED DEVELOPMENT (HOUSING ZONE 4)  
AT TAYMOUTH CASTLE, KENMORE  
For The River Tay Castle LLP**

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## INTRODUCTION

Millard Consulting were appointed by River Tay Developments Ltd to assess a drainage strategy in support of planning applications for the above development.

## DEVELOPMENT PROPOSALS

The proposed development comprises construction of dwellings with associated infrastructure, including renovation and conversion of The Dairy to provide a golf clubhouse with associated golf buggy park. Refer to **Appendix A** for existing and proposed site plans.

## FOUL WATER DRAINAGE PROPOSALS

There are no foul water sewers in the vicinity of the development. During recent consultations with Scottish Water it was confirmed that there was insufficient capacity in Scottish Water's drainage infrastructure to serve the development. Subsequently SEPA granted a CAR License for disposal of treated foul water from the development into the River Tay via a new outfall by Newhall Bridge. Subject to a successful planning application and approval by applicable statutory bodies, it is intended to amend the point of discharge into the River Tay for this application.

Foul water from plots GC-01 to GC-18 and the proposed golf clubhouse would be collected and conveyed by drains to individual plot disconnection chambers and then conveyed by gravity drains to packaged foul water pumping stations. Foul water to be pumped via rising mains to a foul water packaged treatment plant. Subject to all necessary approvals, treated foul water would discharge into the River Tay at a point to be agreed with SEPA opposite the proposed foul water packaged treatment plant.

## SURFACE WATER DRAINAGE PROPOSALS

Appropriate SUDS will be provided in accordance with "CIRIA C753 – The SUDS Manual" and Perth and Kinross Council's drainage requirements.

Surface water runoff from shared access roads to be collected by road-side filter trenches and conveyed by collector drains to the River Tay. The filter trenches will be lined with a geotextile rather than an impermeable membrane in order to maximise the opportunity for runoff to infiltrate into the subsoil. The drainage system will be sized to attenuate and restrict runoff to the pre-development Greenfield run-off rate or at a rate to be agreed with Perth and Kinross Council.

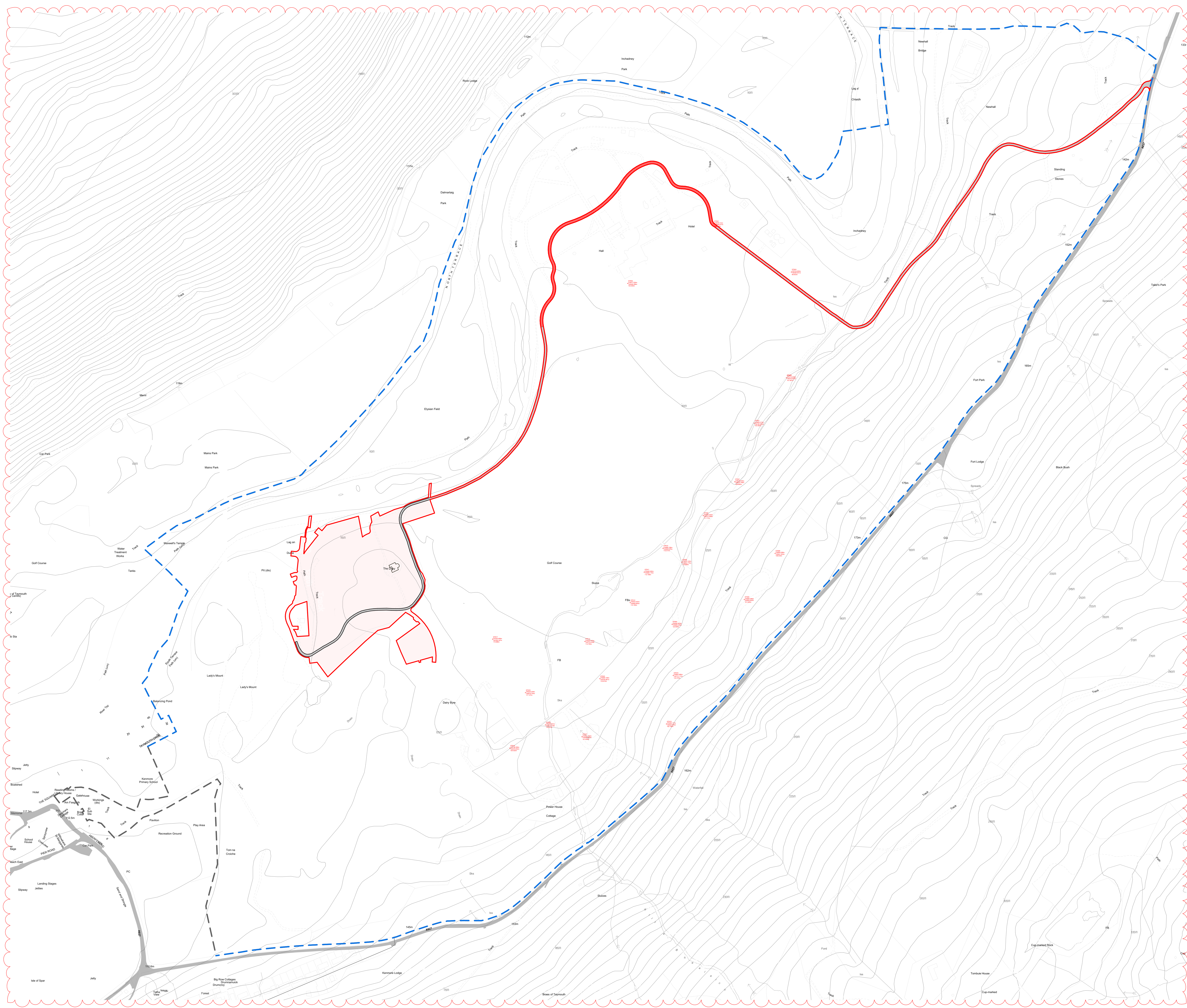
Roof water from individual plots to be collected and conveyed to underground geocellular storage attenuation systems before discharging from plot disconnection chambers into the road-side filter trench collector drains. Surface water discharge from each plot to be restricted to 0.5l/s up to the critical 1:200 year storm event (including additional allowance for current climate change and additional 10% dwelling roof area for future extensions).

***APPENDIX A***

***Existing Site Layout***

***Proposed Site Layout***

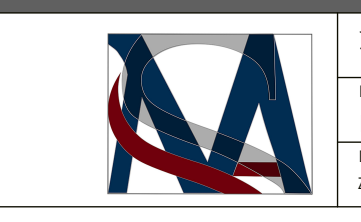




**Z4-LP**  
**Zone IV Location Plan**  
**1:2500**

**LEGEND:**


- Land in ownership of the client
- Site Boundary - Zone 4
- Existing road
- Road subject to separate application




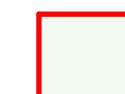




# Z4-MP Proposed Masterplan 1:500

### LEGEND:

-  -Previously Approved House Locations
-  -Existing Track
-  -Proposed New Road
-  -Previously Consented Development
-  -Proposed House Location
-  -Existing Trees To Be Retained
-  -Proposed Drainage System Network

### Proposed Developable Area

-  Z4-01 (approx. 1.66ha)
-  Z4-02 (approx. 1.96ha)
-  Z4-03 (approx. 1.95ha)
-  Z4-04 (approx. 0.67ha)

