

DRAINAGE

A new foul drainage system is to be provided for the dwelling, replacing the existing septic tank. The proposed system will comprise a treatment plant and soakaway outfall. Surface water drainage is to incorporate attenuation measures including living roof systems and permeable paving, alongside a surface water soakaway, designed in accordance with **PMD2 Quality Standards: Sustainability** noting that a development should demonstrate that "c) it provides for Sustainable Urban Drainage Systems in the context of overall provision of green infrastructure where appropriate and their after-care, accessibility, maintenance and adoption."

OTHER SERVICES

Water

Tocher Knowe is serviced with existing mains water. Rainwater collection will serve garden use and water features.

Power and communications

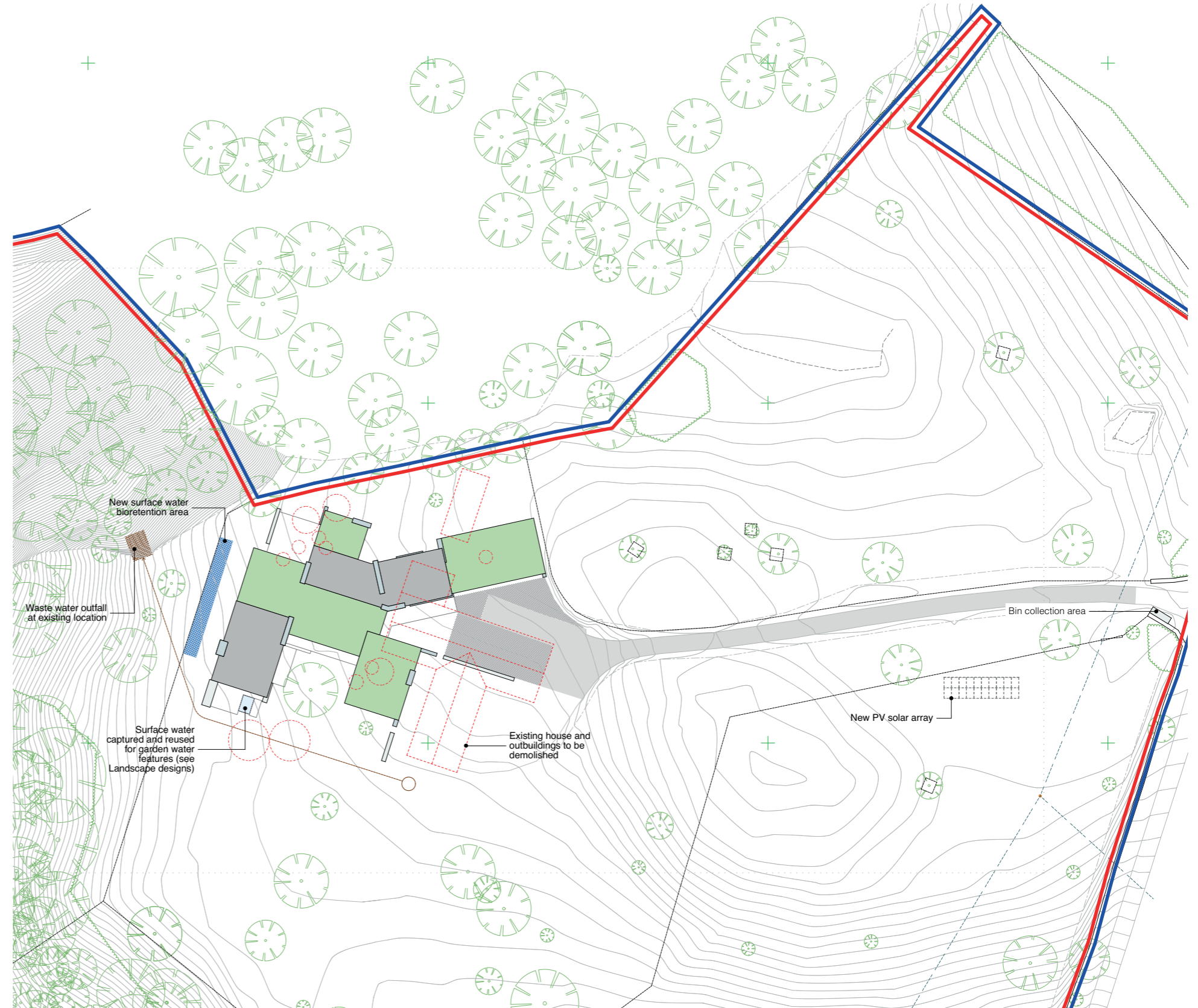
Tocher Knowe has an existing connection to power and communications. Proposals will be supplemented with an extensive use of solar PV and battery storage.

Waste and recycling

Bins are positioned outside the utility door on the north elevation, screened from the prevailing wind. Bins are taken to the entrance gate for refuse and recycling collection. Appropriate waste and recycling storage facilities for daily storage are also provided within the kitchen and utility spaces.

Site access and accessibility

There are no proposed changes to access to the site from the public road. The proposals new entrance location and finished ground floor level no provide an accessible primary entrance but also an accessible boot room entrance from the car port.



Site Plan - Not to scale