

# Hallanbrae, Dallas, IV36 2RW

## Drainage statement

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### Project details

This is a homeowner planning application for renovations to an existing property. The renovations include front and rear extensions, new roofing and cladding, additional windows, decking and access options.

Homeowner and applicants  
details

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### Introduction

This drainage statement has been prepared to support the planning application 24/00405/APP. The proposed householder development will add approximately 21sqm (external measurements) to the property and approximately 35sqm to external decking.

### Site description

The property is located north of the B9010, East of Dallas, on the slope running from Scottish Forestry land "Hill of the Wangie". The River Lossie is 125m from the southern boundary of the property, although there is no significant risk of flooding (Argyll Environmental consultants August 2023).

### Existing drainage

Existing drainage is formed completely from private arrangements. A septic tank and soak away deals with all black and grey water from the property. Additional soakaways deal with all rainwater runoff from the roof of the property at the front and rear.

### Drainage design

The private foul and storm water design of the system will be fully assessed and designed at the building warrant phase of the application. Designs for additional capacity for the existing soakaway being considered at that stage. All work will comply with the Technical Standard Handbook.

It is requested that drainage design be considered as a condition on the planning application of this development.

Yours sincerely,

Chris Holtham