

Joanne Fisher

From: [REDACTED]
Sent: 24 June 2026 14:14
To: Joanne Fisher
Subject: FW: Townhouse Farm, DM/25/3225 Discharge of Conditions
Attachments: Drainage Strategy & Design Revised.pdf

Hi Joanne,

Please see attached the revised drainage report together with Malcolm McKerneys covering note.

For clarity regarding point 3 previously raised and I confirm the Treatment plant is sited in land owned by myself.

Kind Regards

Allen

Subject: RE: Townhouse Farm, DM/25/3225 Discharge of Conditions

Attenuation storage. We originally used 0.8 mDear Joanne,

Please find attached the revised drainage report. We hope we have addressed all the outstanding matters.

These were:

1. *The discharge rate should be based solely on the greenfield runoff rate for the area of the site being attenuated. For clarity and consistency, the discharge rate stated within the calculations should align with that presented in the report. The design head should also be consistent throughout.*

The impermeable area being attenuated is 350 m² and this has been used throughout. See Section 4.2 for explanation. We remain a bit mystified by the comment regarding head. The only head input in the model is for the attenuation storage where the storage is 0.8 m deep. Assuming that the storage is full, we used 0.8 m as the driving head for the flow control device. However, the model gave the maximum depth of water in the attenuation storage as 0.78 m, so we revised the input head to 0.78 m. Otherwise the only model output which indicates a head measurement is the surcharge testing.

2. *The applicant still needs to confirm that the package sewage treatment plant has sufficient offsets from the watercourse.*

We have not had any input in the selection, location or design of the sewage treatment plant. According to the topographic survey of the site, the sewage treatment plant is 4 m distant (offset) from the watercourse at its closest point.

3. *The treated foul discharge location should either be located within land owned by the applicant, or evidence should be provided to confirm that permission has been granted for the proposed discharge location from the landowner.*

We have identified that the outlet from the sewage treatment plant needs to be 50 m from the nearby outlet from another sewage treatment plant under the General Binding Rules and this can be achieved within the proponent's land ownership. This is shown on the drawings (Figure 3).

We trust that the above and attached will enable the Condition to be discharged.

Kind regards,

Malcolm

Malcolm McKemey
Director

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