



FOXALL SURVEYING Ltd

ARCHITECTURAL DESIGN - BUILDING SURVEYORS - CHARTERED BUILDING ENGINEERS

Job Ref: FSDS / IF - (003)19

Client: Mr & Mrs GO & ML Jones

Address: Ty Mawr Farmhouse – Barn Conversion Holiday Cottages
Pontfadog,
Wrexham
LL20 7AS

11th January 2022

Foul Drainage Statement

Proposed Underground Septic Tank

Foul drainage statement for proposed construction of two, two bedroom holiday cottages, former agricultural barn situated at Ty Mawr Farmhouse, Pontfadog Wrexham.

APPLICATION. Type of application. Full planning consent for proposed holiday cottages to be formed from a former agricultural barn, situated within the boundary of Ty Mawr Farmhouse, on behalf of Mr & Mrs GO & ML Jones.

1.0 INTRODUCTION. Ty Mawr Farmhouse, resides within the small village of Pontfadog, the farmhouse is lived in by the applicants Mr & Mrs GO & ML Jones, within the farm ownership of the farm, is situated two former agricultural milking barns, the proposed barn which forms part of the full planning application, is intended to be refurbished to form two separate two bedroom holiday cottages.

Ty Mawr farmhouse has no connection to a mains foul drainage system and all foul drainage is connected and runs into a septic tank drainage system.

The proposal is for a separate and independent foul drainage system to be installed in the form of an underground septic tank installation, in order for all foul waste from the holiday cottages to be connected and run into the septic tank.

2.0 SITE CONTEXT AND ASSESSMENT. 2.01 Assessment. As mentioned previously there is no mains sewer to this site and no possible connect to the nearest mains sewer, notwithstanding that the existing farmhouse already has its own



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independent septic tank which serves the farmhouse, it is an impractical solution to connect into the nearest one.

2.02 Involvement. My Client Mr & Mrs GO & ML Jones understands that the tank required the necessary approvals so approached Foxall Surveying to submit a planning and building regulation application.

3.00 DESIGN PRINCIPLES AND CONCEPT. The proposed holiday cottage consists of two shower rooms in one holiday cottage and one shower / main bathroom serving the other holiday cottage. There are several possible options for the waste drainage on this site but the most cost effective option for this site is the installation of septic tank which is also present, independently serving the main farmhouse, therefore a similar septic tank to serve the foul drainage from the holiday cottages is proposed to be installed

3.01 Amount. For the size of the holiday cottages it is proposed an onion shaped septic tank has been selected with a the capacity and overall size of tank will need to be correctly sized in order to make sure the capacity of the tank is suitable for the usage and overall need of the holiday cottages when fully occupied, further design details will be provided to Building Control for approval.

3.02 Layout and scale. After treatment the waste would flow into a soak away. The exact size of the soak away will be determined by percolation test during the building control process, and confirmed by the building control officer.

3.03 Landscaping. The area for the location of the location tank and soak away is a lawned / field area. This will have been excavated for the installation of the tank and soak away then recovered and grassed.

3.04 Appearance. The septic tank and soak away are buried under ground apart from an inspection cover which is at ground level. They are therefore inconspicuous.

4.00 ACCESS. The septic tank will require annual maintenance, the location is serviced via the track which is shown on the block plan, and this is the track which will serve as the independent road leading into the court yard for the holiday cottages.



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