

ADDITIONAL INFORMATION (Revision A)

Planning Application Reference: P/2021/0862

PROPOSED SEPTIC TANK INSTALLATION

The application concerning a proposed septic tank installation is amended to a package sewage treatment plant.

PROPOSED PACKAGE SEWAGE TREATMENT PLANT (PTP)

To address the concerns of Natural Resources Wales, letter dated 16th September 2021, it is proposed to install an appropriate sized PTP instead of a septic tank.

With reference to Circular 008 2018 – ‘Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants’, an assessment has been made as follow: -

1. A public sewer is not available at this location.
2. The sewage will be solely domestic, arising from normal domestic activities.
3. The total daily sewage load is calculated by reference to the British Water Flows and Loads 4 chart to be 450 litres per day, based on a maximum of 3 persons, in accordance with the chart for standard residential. An office / factory with canteen would equate to 300 litres per day, but the higher load per day is selected for the purposes as outlined in 4. and 6. below.
4. The PTP will be designed and constructed to the relevant British Standard design requirements in force at the time of installation and sized in accordance with Flows and Loads 4 and in accordance with the manufacturer’s specification.
5. The proposed development will not prejudice, contravene or breach any recognised practices.
6. The proposed PTP will be sized to accommodate the estimated usage in accordance with Flows and Loads 4 and accordingly will not have any adverse effect on water sources/resources.
7. The proposal will not cause any health hazard or nuisance.
8. The proposal will not cause any damage to the environment or amenity, the proposed PTP with its the very low discharge level will ensure that no raw or partially treated sewage will enter into receiving waters and consequently there will be no damage or will it undermine the environment and amenity value of the locality.
9. There are no other discharges in the area of the proposal due to the isolated site position and consequently there will be no overloading by the addition of this discharge.
10. The sewage treatment system will be operated and maintained in accordance with a maintenance plan as specified by the manufacturers. The maintenance will be carried out by a suitably qualified and competent person under a maintenance plan / service contract that will be entered into immediately following installation of the PTP.

11. Waste sludge removed from the PTP will be disposed of in an appropriate manner using an authorised and competent disposal contractor under a maintenance plan / service contract that will be entered into immediately following installation of the PTP.
12. Records demonstrating compliance with 10. and 11. above will be maintained and retained for at least 5 years from the date the records were made.

The above assessment for the proposed package sewage treatment plant is made with reference to Circular 008 2018 and the guidance set out in the circular has been followed and the evidence demonstrates that the proposed PTP to be the most appropriate way of treating the sewage load generated from the proposed development.

A plan is attached showing the position of the proposed PTP and the approximate position of the point of discharge into the watercourse. The watercourse has a flow of water throughout the year.

Final Comments

The facilities proposed are required during the daytime only and necessary for myself, my partner and occasional visitors serving the business and as a result the volume of wastewater generated is small.

The application site lies within the wider Phosphate Sensitive Special Area of Conservation Catchment for the River Dee and Bala Lake. With regard to a Special Area of Conservation (SAC) advice from Natural Resources Wales for proposed development states that a proposal should not increase phosphorus levels within the SAC. The proposed development because of the small quantity of treated wastewater calculated to be discharged from the PTP is not likely to cause or have any significant effect on phosphorus levels within the River Dee and Bala Lake Special Area of Conservation.