Additional Phosphate Statement – Coach House, Green Street, LL14 9JF

After Consulting with NRW and the Applicant, the phosphates calculation needs to be a specific. Page 4 section 8 of British Flows and Loads 4 states that for Residential Centres ie Care Homes, bedrooms must be based on a minimum of 2 people per room. The front two rooms fit 2 beds and on initial viewing of the property did occupy 2 beds per room. The smaller bedroom to the rear only occupied one bed.

As per the original statement to assess the expected wastewater output from the proposed development, we refer to the British Flows and Loads 4 Code of Practise, which provides a nationally recognised set of values for estimating the daily volume and strength of sewage produced by different types of properties.

The existing use based on 5 residents due to the applicant disposing of 5 beds upon purchase of the property.

Residents: 350 Litres per day, 110g BOD, 13g NH3 per person

Staff: 90 Litres per day, 38g BOD, 5g NH3 per person and 90 Litres per night, 38g BOD, 5g NH3 per person.

5 x 350 = 1750 litres per day

4 x 90 = 360 litres per day

Total = 2110 litres per day

Proposed Use – Two Residential Dwellings

As previously stated in the Impact Report, Flows and Loads 4 require a 1-bedroom property to all use for 3 people and a 2-bed property must allow for 4 people in terms of output litres.

A resident is proposed to generate 150 litres per day.

Unit 1: 3 x 150 = 450 Litres per day

Unit 2: 4 x 150 = 600 Litres per day

Total for 7 people = 1050 Litres per day.

This allows a reduction of 1060 Litres per day if the property is converted to the 2 separate dwellings that are proposed within this application.

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