SEWAGE TREATMENT PLANT

The Client / property owner is responsible for contacting the Environment Agency Office in order to determine whether a 'consent to discharge' is required and conditions to be observed. This must be undertaken prior to work commencing on site and be confirmed in writing.
The property owner is also legally responsible to ensure that the system does not cause pollution, a health hazard or nuisance.
Prior to commencement of works on site the owner is to have conducted a series of porosity tests to determine the permeability of the sub soil and to establish the most suitable position of the plant and length of irrigation drains.
All test results and assumptions made are to be submitted to L.A. Building Control prior to installation of tank.
A BS6297 glass reinforced plastic high performance packaged sewage treatment plant is to be installed to accept new foul water waste from the development. Plant size is to be determined by manufacturer to suit the expected hydraulic flow, organic load, ammonia levels and treatability and be agreed with the L.A. Building Inspector. Locate in a suitably protected area of the site, being a minimum of 10.0m downslope from any building and watercourse and within 30.0m of tanker access for de-sludging etc.
Inspection chambers should be provided to both the inlet and outlets of the tank for sampling and inspection.
A notice plate shall be fixed within the building describing the necessary maintenance as noted in Building Regulation Part H section H2, 1.57 page 34.
Treated effluent from treatment plant is to be discharged into a drainage field :- The outfall drainage field should be sited downslope and terminate at least 10.0m from any watercourse or permeable drain and at least 15.0m from any building and sufficiently away from any other soakaways etc.
Irrigation area drains should be of 100mm diameter perforated pipe laid at 1 in 200 gradient and at least 500mm to invert in trenches between 600 to 900mm wide spaced 2000mm apart. Provide bed of 300mm clean shingle / stone (graded between 20mm and 50mm) before laying pipes then top up with same to 50mm above pipe and cover with geotextile membrane and 300mm earth.

SOAKAWAYS

Soakaways to be designed in accordance with the BRE Digest 365.
A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata.
Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L A Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.

LEVELS

Floor levels are indicated for the proposed dwelling and other strategic points. The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.

REFUSE STORAGE

3 wheely bins are shown to each property which will be housed within the private rear garden.



SOFT LANDSCAPING :-

Shall include planted beds as listed below and grassed areas.
For planting centres and pot sizes please refer to the table.
Planting bed shall include a mixture of the following plants;
Ceanthus thyrsiflorus repens, Euonymus blonde beauty,
Hebe veronica pagei, Sambucus nigra common elder,
Berberis thunbergii, Buddleja black knight, Mahonia charity,
Acer palmatum var dissectum, Rudbeckia fulgida var sullivantii + Fern fantastic ghost

TREE PLANTING :-

Supplementary tree planting is to be undertaken as part of the scheme as shown which will incorporate the following trees:-
TYPE:
1 - Corylus avellana 'Hazel'
2 - Tilia cordata 'Small leaved lime'
3 - Spartan apple
4 - Salix caprea 'Goat willow'
5 - Ilex aquifolium 'Holly'
6 - Prunus cerasifera 'Nigra'
Note :- Standard trees are to be planted, in a 450mm diameter, 600mm pit of topsoil, complete with untreated timber stakes for initial support, driven firmly into position on the windward side of the tree.
Trees to be tied to stakes with proprietary plastic ties.
Plastic rabbit sleeves to be utilised.

HEDGEROWS :-

Along the western boundary a hedgerow is to be planted comprising of a double staggered row of a mixture of the following plants, 70% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spinosa (Blackthorn) and the remainder made up of a mix of Ilex aquifolium (Holly), Lonicera periclymenum (Honeysuckle) and Rosa canina (Dog Rose).
Plants to be spaced in a double row, at 300mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.

DRAINS

Drains from neighboring properties pass through the application site as indicated on plan and will remain untouched by these proposals with any new drains passing below so as not to disturb their existing service.
The new dwelling is to be served by a packaged treatment plant again as indicated.
All pipes shall be BS EN 295-part1:1991, 100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients. Bed and backfill in accordance with manufacturer's instructions.
Where drains pass through walls they shall be laid in short pipes and protected by lintels over. Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'flexcell' board positioned at each pipe joint.
When drains are laid together foul shall run lower than storm.
Provide back inlet gullies (airtight internally) or 100mm SVP s to receive foul wastes.
Storm drains to have trapped gullies to collect rainwater.
Fit rodding eyes to head of branches as indicated.
Inspection chambers shall be of pvc or pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.
Fix suitable galvanised cover and frame.
In masonry chambers form 150mm high benching to channels.
The drainage layout indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the Building Inspector prior to work commencing on site.

PROPOSAL SCHEME

It is proposed to construct a low level 2 storey dwelling on the site as detailed on plan number 2018-2381-02.

PROPOSED ACCESS

A new access is to be formed onto Sutherland Road as indicated to service the plot. A section of the dry stone boundary wall is to be removed, to allow a 3.5m wide gateway to be formed together with a 2.0m splay to each side. The splays are to be formed as walls using the stone removed.
Stone gate posts are to be incorporated but no gate is to be installed.
The remaining stone wall fronting Sutherland Road is to be rebuilt using the existing stone. The new wall is to be restricted to a height of 900mm above the adjacent carriageway when measured at its closest point.
The grass in front of the dry stone wall is to be maintained at a height not exceeding 600mm.
A visibility sight line to the north is to be provided of 2.4m x 31.0m with the height of any structure or planting not exceeding 900mm.
To the south of the new access no planting exceeding 900mm in height is to be planted within 2.4m of the highway boundary.

BOUNDARY TREATMENTS

The stone wall fronting the highway is to be rebuilt as described under new access. The side boundaries are to remain as existing and the rear boundary is to be demarked with a new 1.2m timber post + rail fence which is to be erected behind the proposed hedgerow to define the western boundary of the development.

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Driveway - black tarmac and gravel as noted.
Patios - gravel as noted.
Paths - gravel as noted.
Note :- samples of materials shall be submitted prior to commencement to Local Authority.

0.0m 5.0m 10.0m
scale bar @ 1:200

Mr & Mrs McDermott

PROPOSED DWELLING AT
PROSPECT HOUSE FARM,
SUTHERLAND ROAD, LONGSDON
STOKE-ON-TRENT, ST9 9QD
PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
NOVEMBER 2018	A2	1:200
Drg No. 2018-2381-03	Rev. F	Drawn RG

A - 19/12/2018 - PLANNING NOTES ADDED
B - 09/01/2019 - DRAINAGE LAYOUT UPDATED
C - 30/01/2019 - DRAINAGE LAYOUT UPDATED
D - 14/03/2019 - HOUSETYPE POSITION REVISED TO RESPECT EXISTING DRAINS
E - 03/04/2019 - HOUSETYPE RESITED ON ROAD FRONTAGE
F - 09/04/2019 - PATIO FINISH UPDATED

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