

DRAINS

All polypropylene or polyethylene pipes shall be manufactured to ES EN 1401-1:2019 amd BS 4660:2000

All vitrified clay flexible jointed pipes shall be manufactured to BS EN 295-1:2013

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.

The load classification of cover and frame to suit actual site conditions / loadings.

In masonry chambers form 150mm high benching to channels.

Make new connections to the existing drains in the direction of flow.

The drainage layout shown has been inspected and agreed with Building Control on site.

SEWAGE TREATMENT PLANT - BIO DISC SYSTEM

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.

Sewage treatment plant with full BS EN 12566-3 Certification to be installed.

The 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 as noted to suit the expected hydraulic flow, organic load, ammonia levels and treatability and as agreed with the L.A. Building Inspector.

Locate as shown, being a minimum of 7m downslope from any building 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.

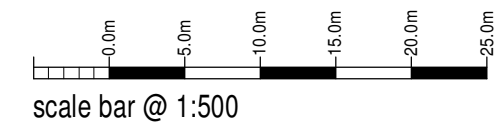
Treated effluent from treatment plant is to be discharged directly to a watercourse via the existing storm drain below highway as indicated.

EXTERNAL LIGHTING

Wall lanterns are fitted as indicated on plan. The fittings are Quintiesse, Grant 1 Light Small Wall Lantern - Burnished Bronze fitted with e27gls 800 lumen bulbs.

KEY

-  wall lantern
-  foul drains
-  storm drains



JCM Group Holdings (UK) Ltd

Proposed Redevelopment of
Ivy House Farm
Rownall Road, Rownall
Wetley Rocks
ST9 0BT

Planning Conditions
Block Plan

Date	Sheet	Scale
March 2026	A2	1:500
Drw No.	Rev.	Drawn
2015-2033-61	A	RG

A - 19/06/2026 - TREATMENT TANK LOCATIONS UPDATED



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