

Hannah Halstead

From: Anthony Monaghan
Sent: 04 November 2016 15:29
To: DCAdmin
Subject: FW: Poplar Farm - 2016/92041

Consultation response,

Thanks,

Tony

From: Kevin Ellam
Sent: 04 November 2016 15:18
To: Anthony Monaghan
Subject: Poplar Farm - 2016/92041

Good Morning Anthony

Following our telephone conversation.

The above application suggested that they were going to connect to mains, which we would recommend in the first place.

If however this is not viable and they are going to put in a water treatment plant I would recommend the following condition:

I recommend that the applicant submits a report giving details of the packaged sewage treatment plant to be installed, & that it be agreed in writing with the LPA, before development commences. In particular the following information should be included:

- 1 Location of the tank. The site selected should not be so near to any inhabited building as to be liable to become a source of nuisance or a danger to health (a minimum of 15m is desirable. It is preferable if it is over 20m). It is essential that no well, stream or river etc is liable to be polluted. If the location is near any such source it is recommended that the Environment Agency be consulted about the application.
- 2 The capacity of the tank and number of persons using the tank.
- 3 Adequate means of vehicular access should be provided to allow the tank to be emptied.
- 4 Details of the necessary porosity and percolation tests carried out to establish suitability of land if to be used for soakaway/land drainage of effluent. It is important these tests are carried out before planning permission is granted. Failure to carry out the tests could result in permission for a development being granted when the land is incapable or not suitable for soakaway drainage. It is strongly recommended that no planning permission is granted for a development involving septic tank drainage unless these tests have been carried out and the land found to be satisfactory.

The installation shall be installed and maintained in accordance with the agreed details.

Regards

Kevin Ellam
Senior Technical Officer
Pollution & Noise Control
Kirklees Council

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