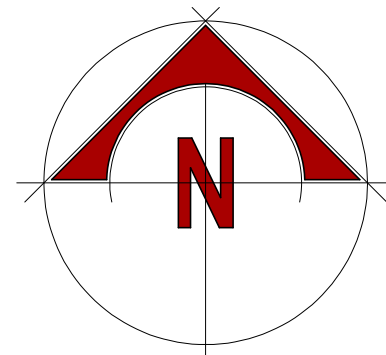




PLANNING PROPOSAL

It is proposed to improve the existing cat 3 animal by-product transfer station as indicated here.
It is proposed to alter the existing transfer station building into a dedicated avian only facility and construct a new building to service mammalian waste.
The existing yard arrangement is to be revised as shown to service the new layout.
The existing access drive serving the site is to become a dedicated entrance road and a new exit lane is to be created in the adjacent field which is to include the installation of a weighbridge.

BOUNDARIES

Unless otherwise stated the treatment of boundaries shall remain as existing.

HARD LANDSCAPING

Areas shown with a light-grey shading shall be refinished in concrete.
The remainder of hard landscaping shall remain unaltered.

SOFT LANDSCAPING

The existing tree planting and hedgerows within the shall remain as existing.
In places new tree, shrub and hedgerow planting shall be provided, all planting indicated on this drawing shall be read in conjunction with the accompanying planting schedule.

Existing hedgerow

Proposed hedgerow

DRAINS

All polypropylene or polyethylene pipes shall be manufactured to ES EN 1401-1:2019 and 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.
When drains are laid together foul shall run lower than storm.
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 indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the L.A. Building Inspector prior to work commencing on site.
All drainage invert and cover levels must be checked and verified by the Contractor on site prior to commencement.
Redundant drains shall be stepped up to consent being obtained from the Environment Agency. If this is not possible or consent is refused treated effluent shall be discharged into a drainage field :-
The outfall drainage field shall be designed and constructed to BS 6297:2007+A1:2008 and be sited downslope and terminate at least 15.0m from any building.
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.

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.
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.
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 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 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 subject to consent being obtained from the Environment Agency. If this is not possible or consent is refused treated effluent shall be discharged into a drainage field :-
The outfall drainage field shall be designed and constructed to BS 6297:2007+A1:2008 and be sited downslope and terminate at least 15.0m from any building.
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.

PACKAGED TREATMENT PLANT

A packaged treatment tank is to be installed to accept the existing foul waste from the existing dwelling and the new office cabin and any other facility cabin installed. The existing foul drain from the dwelling is to be rerouted to the tank as indicated. Clean water discharge from the tank is to discharge into the adjacent field via an irrigation field

EXIT DRIVE

A new bypass exit drive is to be formed through adjacent field to reduce congestion on the narrow access drive serving the site, which is to be concreted and enclosed by a new timber post and rail fence, to redefine the remaining field

WEIGHBRIDGE

A new surface mounted weighbridge is to be installed to meet with current legislation, see Wighton Bilateral drawing EUR-S-15+18

RETURN ACCESS POINT

Vehicles delivering waste may need to visit the weighbridge several times once on site, a turning circle is to be incorporated in the exit drive to allow trucks to return to the transfer stations, with a section of the existing hedge being removed to allow access to the inward access drive

EARTH BUND

A 2.0m high earth bund is to be formed to screen the site from the north. Supplementary planting shall be provided through a combination of trees and understorey planting. Understorey planting to be provided along the base and mid section of the bank.

DWELLING DRIVEWAY

The reduced drive is to remain as a parking area for the dwelling and staff parking with hedge to the east removed to provide additional spaces

Workshop + Maintenance Store

Existing Dwelling

Avian Transfer Station + Store

Mammalian Transfer Station + Store

GARAGE

The existing domestic garage is to be carefully demolished and debris removed from site

YARD

The existing yard is to be enlarged with the demolition of the domestic garage, wall enclosing private drive and removal of the temporary cabins, the extended yard is to be concreted and bollards to be installed to protect building from reversing vehicles into the avian transfer station

WATER SUPPLY

A new water supply is to be brought from the existing dwelling to the office cabin in the trench created for services but not through service chambers

OFFICE

A new 2.7m x 9.8m cabin style office is to be installed between existing hedgerow and weighbridge

SERVICE DUCTS

Ducts are to be provided to accept services for the development, such as BT, data and power with chambers sited as shown.

2 x 100mm - Electric
1 x 100mm - BT
1 x 100mm - Data

EXIT

The new exit drive is to reconnect to the site access road near the site entrance with the removal of a section of the existing hedge and fence

SITE ENTRANCE

The existing site entrance is to be improved. The southern side is to remain unaltered but the northern side is to be provided with 10.0m radius kerbs to ease vehicle turning onto Otton Hill.
New brick gate pillars are to be formed on the northern side to match the existing and sliding electric gate installed.

Exit

Entrance

Site Access

ACCESS DRIVE

The existing access drive is to become one way into the site

ARMCO SYSTEM
Install an IAE off highway barrier system around the tank. All barriers shall be IAE HDG single beam barrier post system.
All to be hot dipped galvanised.
All to be installed in accordance with IAE recommendations.
IAE Tel No 01782 338320
Email info@iae.co.uk

Foul water from pumped chamber to be collected in 29,000 m cube above ground tank.
2.75m wide x 4.7m high.
All within a 5 x 5m x 1.2m high bund.

Existing foul water outfall from septic tank discharge to soakaway in adjacent field to remain dominant

A R Tennant Limited

Proposed Extensions + Alterations
Spinney Farm,
Norton Lane, Little Otton,
Otton-on-the-Hill,
Atherstone, CV9 3NR
Planning Conditions
Site Plan

June 2023
2021-2608-19
A0 1:200
B NAW / RG

SAMMONS
architectural

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