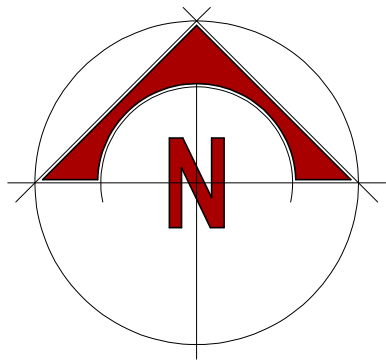


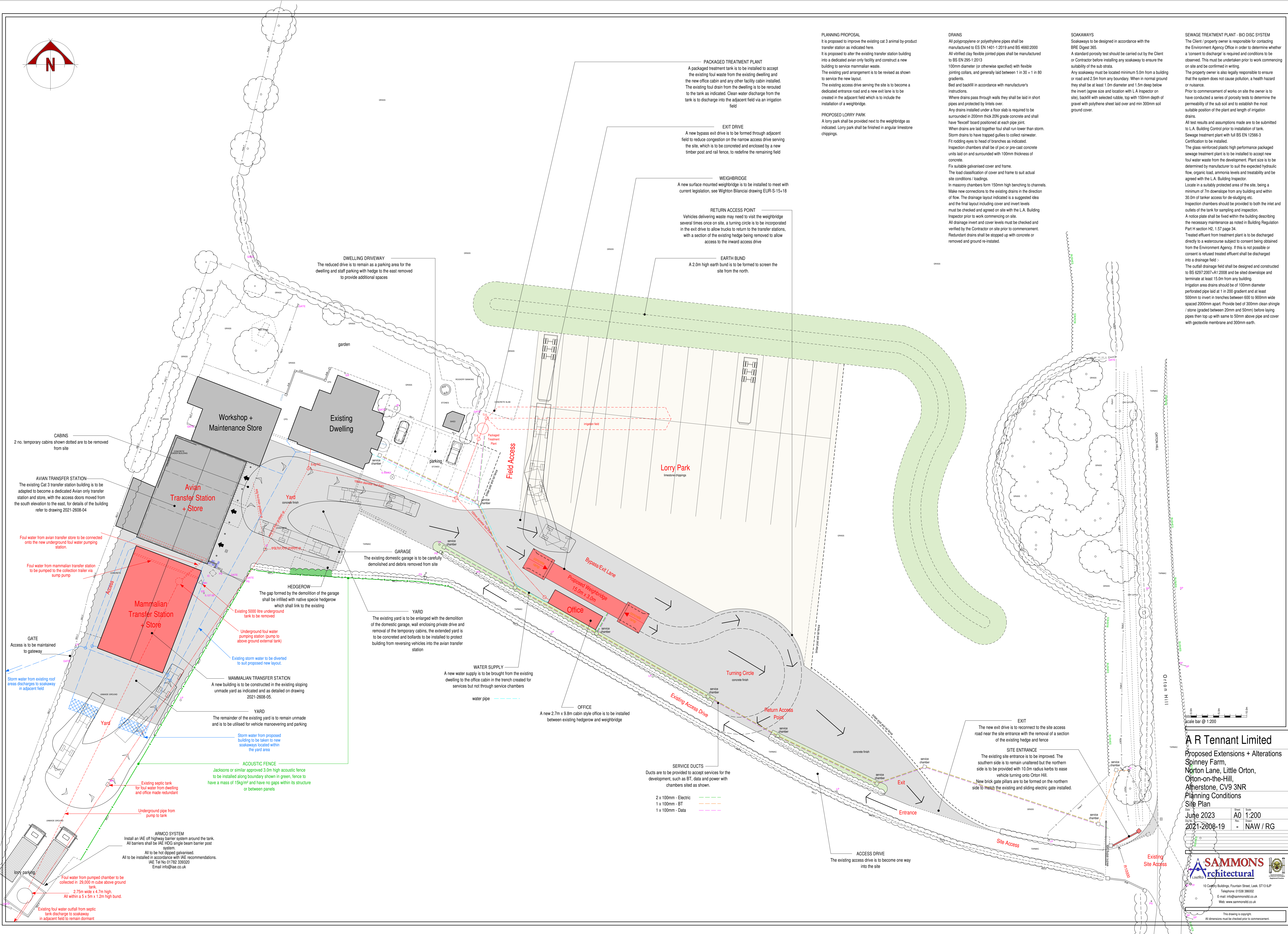


PLANNING PROPOSAL
It is proposed to improve the existing cat 3 animal by-product transfer station as indicated here.
It is proposed to alter the existing transfer station building into a dedicated avian only facility and construct a new building to service mammalian waste.
The existing yard arrangement 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.
PROPOSED LORRY PARK
A lorry park shall be provided next to the weighbridge as indicated. Lorry park shall be finished in angular limestone chippings.

DRAINS
All polypropylene or polyethylene pipes shall be manufactured to ES EN 1401-1:2019 and BS 4660:2000
All verified 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 linets 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.
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 with concrete or removed and ground re-instated.

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.



A R Tennant Limited
Proposed Extensions + Alterations
Spinney Farm,
Norton Lane, Little Orton,
Orton-on-the-Hill,
Atherstone, CV9 3NR
Planning Conditions
Site Plan

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

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