RIBBLE VALLEY
BOROUGH COUNCIL

2 7 SEP 2011
FOR THE

For office use only
Application No. 3/2011/0738/P
Date received
Fee paid £ Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

ublication of applications on planning authority websites
ease note that the information provided on this application form and in supporting documents may be published on the Authority's website
you require any further clarification, please contact the Authority's planning department

. Applicant Name, Address and Contact Details

itle: Mr First name: M Surname: Ellison

Company name: W M Ellison

treet address: Coldcoates Farm
Collins Hill Lane
Chipping

own/City: Preston
ounty:
ountry:
ostcode: PR3 2WQ

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

. Agent Name, Address and Contact Details

itle: Mr First Name: JONATHAN Surname: HADFIELD

ompany name: J HADFIELD ENGINEERING/SURVEYING

treet address: SPRINGS HOUSE
CHIPPING

own/City: PRESTON
ounty: Lancashire
ountry: United Kingdom
ostcode: PR3 2GQ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address: jonathan.hadfield@virgin.net

. Description of the Proposal

lease describe the proposed development including any change of use:
hange of Use of Agricultural Barn into two residential units - See attached e-mail

las the building, work or change of use already started? ( ) Yes (•) No

[redacted]se Blatchford

3201107 38 P

From: Louise Blatchford
Sent: 14 September 2011 16:58
To: 'Jon Hadfield'
Cc: Lesley Lund
Subject: Planning application - barn opposite Cold Coates Farm, Collins Hill Lane, Chipping

Dear Jon

RE: Change of use of agricultural barn into two residential units
AT: Barn opposite Cold Coates Farm, Collins Hill Lane, Chipping

Thank you for your application which we received yesterday. I have now had chance to look through all the submitted plans and documents. We require the following information before the application can be validated:

- I note from the plans that it is proposed to demolish an existing lean-to building and then add a new covered area between the remaining building and existing modern barn. Therefore please can the description on question 3 of the application form be amended to read as follows: 'Demolition of existing lean-to building attached to existing agricultural barn. Change of use of existing agricultural barn into two residential units. New covered area between modern barn and existing agricultural building.'

- Question 6 on the application forms has been answered 'No' but the plans show a new vehicular access and presumably pedestrian access - please can you amend this question.

- Question 11 states that foul sewage will be disposed of by a septic tank and that you are not proposing to connect to the existing system - please can you provide details of the proposed septic tank and also show the siting of it on the proposed site plan.

- Question 15 has also been answered 'No' but there are trees and hedges on the site - pleae can this question be altered. I've passed a copy of the site plans and tree information on to Dave Hewitt, Countryside Officer so he may request further information (I'll let you know if anything further is required).

- Question 17 says there is only one proposed residential unit but the application is for two units - please can this question be altered.

- Question 18 needs to be completed because there is a loss of non-residential floorspace.

- On the proposed site plan please can you mark on the dimension to show the width of the proposed access.

- In the heritage statement it would be helpful to include copies of historic maps as this assists with the age of the building.

- There are differences in the existing and proposed plans in relation to openings not corresponding between the plans and also an incorrect elevation title - please can you call in to sort out.

I would be grateful if you could send the above information by 28th September 2011 so that we can continue to process the application. The application has been made invalid until all the information has been received. Please quote ref no. 951 in any reply.

If you need any assistance please do not hesitate to contact me

Kind regards
Louise

3201107388P

e Address Details

ease provide the full postal address of the application site

Unit: | House number: | House suffix:

House name: COLD COATS FARM

Address 1: COLLING HILL LANE

Address 2: CHIPPING

Address 3:

Town: PRESTON

County: LANCASHIRE.

Postcode (optional): PR3 2

Description of location or a grid reference (must be completed if postcode is not known):

Easting: | Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: G THORPE.

Reference:

Date (DD/MM/YYYY): (must be pre-application submission) 2007

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☑ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☑ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

206|202 AMENDED

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☑ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☑ No

If Yes, please provide details of the name, relationship and role

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Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	RANDOM STONE. CONCRETE BLOCK/TIMBER BORDING	AS EXISTING	☐	☐
Roof	BLUE SLATE CEMENT SHEET	"	☐	☐
Windows	TIMBER.	TIMBER.	☐	☐
Doors	"	"	☐	☐
Boundary treatments (e.g. fences, walls)	STOCK NETTING / WIRE.	POST / RAIL.	☐	☐
Vehicle access and hard-standing		CONCRETE ENTRANCE / GRAVEL	☐	☐
Lighting	NO CHANGE FROM EXISTING YARD AREA.		☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

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Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Cess pit
- ☐ Septic tank
- ☐ Other
- ☑ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☑ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary) ☐ Yes ☑ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☑ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☑ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☑ Existing watercourse
- ☐ Soakaway
- ☐ Pond/lake
- ☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☑ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☑ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☑ No

14. Existing Use

Please describe the current use of the site:

AGRICULTURAL BARN.

Is the site currently vacant? ☐ Yes ☑ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☑ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☑ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☑ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☑ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☑ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☑ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No 320110738 P

If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐		2				
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$ 2

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 2

Types of Development: Non-residential Floorspace

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Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	AGRICULTURAL.	☐	423	307	196	-227
Please Specify	RESIDENTIAL	☐			307	307
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	4	1	4.5
Proposed employees	4	1	4.5

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed: NO CHANGE.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha) 964 m²

ustrial or Commercial Processes and Machinery

ease describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

3201107 38P

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

Ownership Certificates

3201107S8P

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		19th/Sept/11

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)*of the land or building, or of a part of it , but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D 320110738P

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
N/A.		

Signed - Applicant:

Or signed - Agent: Pcall

Date (DD/MM/YYYY): 19/Sept/11

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal Failure to submit all information required will result in your application being deemed invalid It will not be considered valid until all information required by the Local Planning Authority has been submitted

The original and 3 copies of a completed and dated application form: ☐

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☐

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☐

320110738P

Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[signature]	19th Sept / 11 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	07740 929096	

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

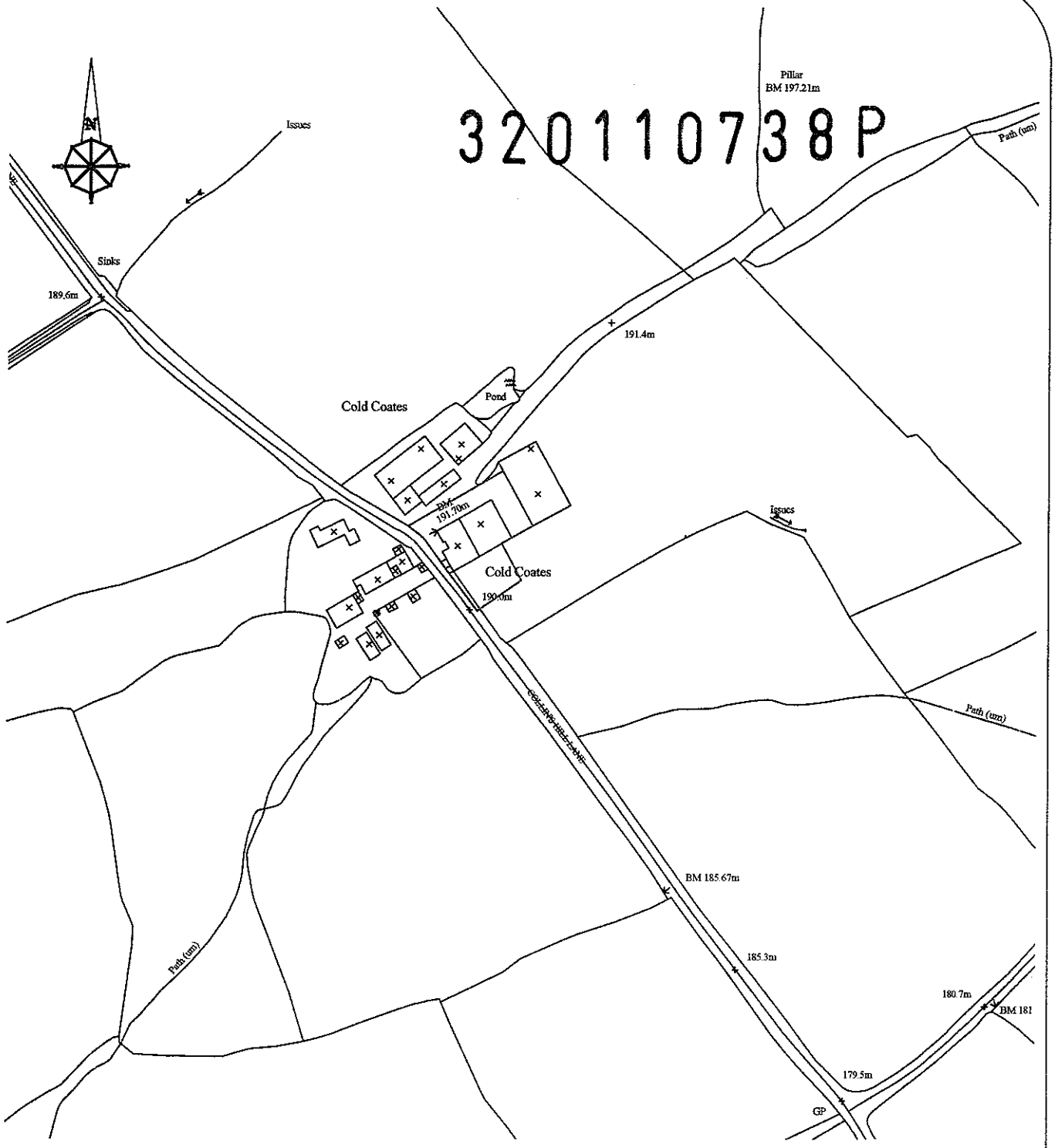
Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:	Telephone number:
Jon or Julia	07740 929096

Email address: jonathan.hadfield@virgin.net.



Amend A

J.HADFIELD.
ENGINEERING,SURVEYING.

Springs House, Chipping, Lancashire PR3 2GQ
Tel 07740 929096 Fax 08708 362185

Project Number,	Date,	Scale,	By
206/103	JUL/2011	1:2500	JH

Clients Details,

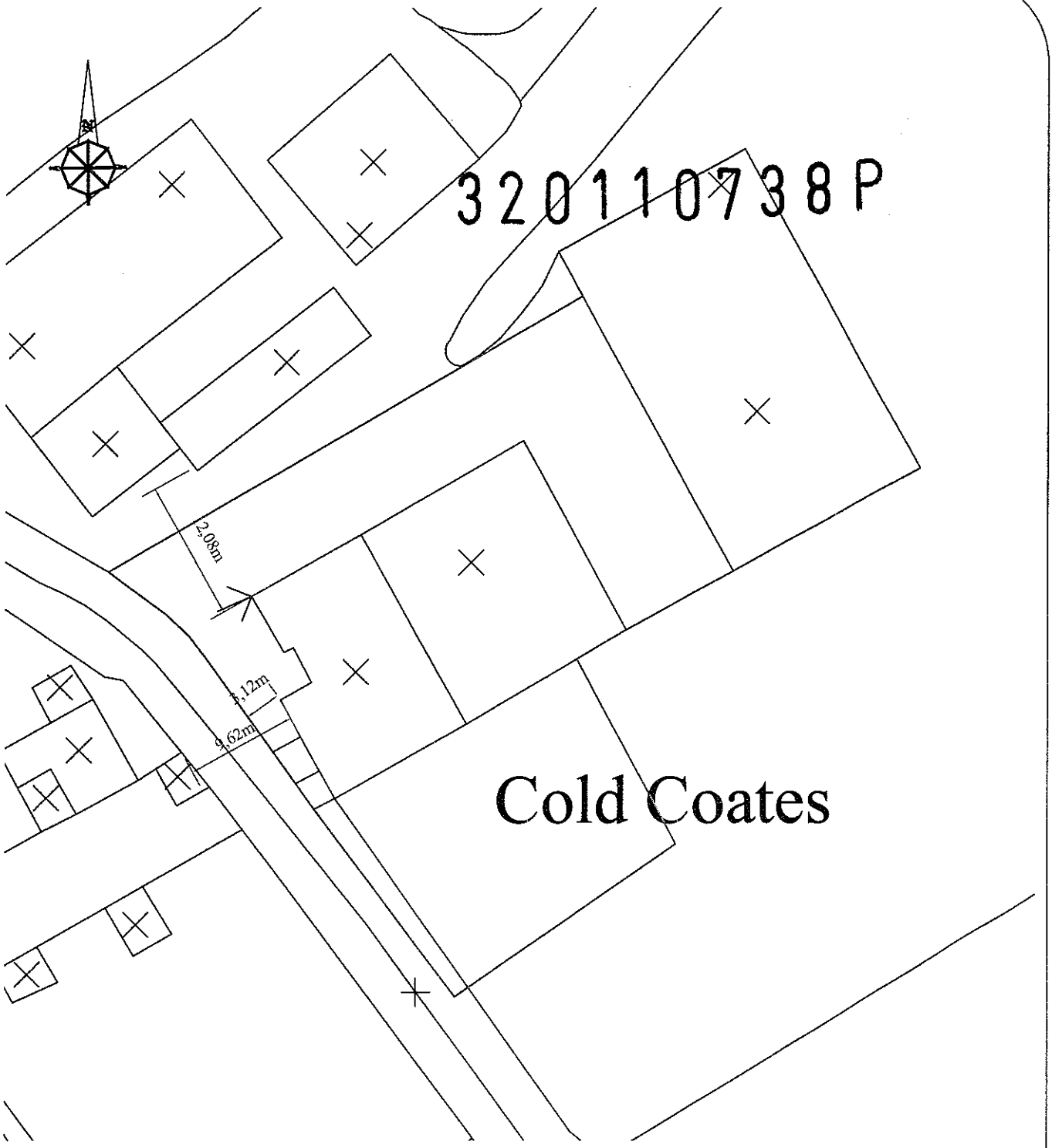
Mr W M ELLISON

Project Details,

LOCATION PLAN

Project Address,

COLD COATS FARM.
GARSTANG Rd
CHIPPING
LANCASHIRE



Amend A

J.HADFIELD.
ENGINEERING,SURVEYING.

Springs House, Chipping, Lancashire PR3 2GQ
Tel 07740 929096 Fax 08708 362185

Project Number,	Date,	Scale,	By
206/103a	JUL/2011	1:500	JH

Clients Details,
Mr W.M ELLISON

Project Details,
LOCATION PLAN

Project Address,
COLD COATS FARM
GARSTANG Rd
CHIPPING
LANCASHIRE

3201107 8 P

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR

CHANGE OF USE OF AGRICULTURAL BARN INTO A RESIDENTIAL UNIT

Mr. WM ELLISON
COLDCOATES FARM
COLLINS HILL LANE
CHIPPING
PRESTON
LANCASHIRE
PR3 2WQ

J Hadfield Engineering / Surveying
Springs House
Chipping
Preston
PR3 2QE

Amount

This application is for a change of use of an agricultural barn, to form one dwelling for the applicant to live in.

Use

The applicants run a successful haulage business from the site and are hay and straw merchants. The barn has become redundant for modern use and has not been used by the applicants for some time as part of their business. Rather than let it fall into a state of disrepair the applicant has decided to apply to change the use from an agricultural building into a residential dwelling to preserve the building and also ensure that it becomes a useful building and remains part of the heritage of the chipping countryside.

Layout

The barn will be converted into one residential unit to form a three bedroom family unit. In addition to this an office for the family haulage business will be provided at ground floor level. The layout of the building has been designed around the existing window and door openings to ensure the building retains is agricultural appearance without any additional window and door openings having to be made within the building. On the ground floor there will be a downstairs cloak room, office, kitchen, dining room, living room, utility and larder, on the first floor there will be three bedrooms with the master being en suite, a study and a family bathroom. The layout has made the best of the barn to ensure that it provides spacious living accommodation and will meet the applicants future needs.

Scale

The scale of the development will not alter in terms of size, bulk or mass from the existing barn. However the occupancy will increase as the building is converted from an agricultural building into a residential dwelling. This will increase the efficiency of the site and turn a redundant building into one of value. The total development area equates to 412.28m^2 on the ground and first floor levels.

Landscaping

The boundary treatments of the new curtlidge will consist of post and rail timber fencing to ensure the barn retains its agricultural outlook. The proposed curtlidge is in keeping with the size of the dwelling and will not take prime agricultural land up, as this land has been used for storage of containers and equipment for several years. In turn by turning the land into residential it will tidy the site up significantly to ensure that it is in keeping with the local vernacular.

Appearance

The appearance of the barn will not be dissimilar from that of the existing barn. The roof will use the reclaimed slates which are on the barn currently. The windows and doors will be constructed from hardwood dark stained timber units. As stated above the barn does not need any external alteration thus ensuring it retains its agricultural appearance.

Access

Access to the barn will remain from Collins Hill, there is adequate site lines to ensure good highway safety for each of the properties along with adequate room for the turning and manovering of vehicles and room for emergency services if ever required.

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STRUCTURAL REPORT

COLD COATS FARM BARN

COLLINS HILL

CHIPPPING

LANCASHIRE

PR3 2NQ

D.J. LINGARD & ASSOCIATES LTD

26 St James Street, Accrington, Lancashire BB5 1NT • tel 01254 399711/399044 • fax 01254 233804 • email dling@globalnet.co.uk

Our Ref: DJL/DB/5823

Your Ref:

Date: 10th June, 2011

STRUCTURAL REPORT
COLD COATS FARM BARN
COLLINS HILL
CHIPPING

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 13th May, 2011, to examine and report on the structural integrity of the building with regard to its suitability for conversion to dwelling.

The survey comprised a visual inspection of the elements and fabric of the superstructure but did not include an inspection of areas covered, unexposed or inaccessible.

This report has been prepared for the Client and no responsibility is accepted to any third party for its contents.

This report has been prepared as part of a Planning Application Submission and is to be read in conjunction with Drawing No. 084/101 and 206/201, and Photograph Nos. 1 – 11.

INTRODUCTION

The property was built circa 1750 and has since undergone re-roofing works.

Ground floors were solid concrete construction and the roof was blue slate on rafter and purlin construction on timber trusses. First floor construction was supported by the bottom ties of the timber trusses.

External walls were masonry construction, approximately 600 mm thick and faced in random stone.

OBSERVATIONS

An external inspection of the front westerly elevation showed the main wall to be reasonably plumb with no signs of any recent or significant movement, however the lean-to outrigger was in poor structural condition with evidence of significant displacement of masonry with consequential cracking (Plates 1 - 7). A steel beam was evident over the upper central opening of the elevation extending to the lean-to.

An external inspection of the rear easterly elevation showed the wall to be reasonably plumb with no signs of any recent significant movement.

An external inspection of the southerly gable showed the wall to be reasonably plumb with no signs of any recent or significant movement (Plate 8).

An external inspection of the northerly gable showed the wall to be reasonably plumb with no signs of any recent significant movement, however displaced masonry was evident to the base of the wall near the front corner (Plates 9 – 11).

An internal inspection of the building showed main external walls to be reasonably plumb, compatible with the movements determined from the external inspection, excepting the front outrigger walls which were displaced, compatible with the movements determined from the external inspection. Internal walls were also reasonably plumb with no signs of any recent significant movement.

Roof and floor timbers were sound, but may be undersized to support the proposed loadings without the addition of other members.

Roof coverings and rainwater goods were non-existent.

Cold Coats Farm Barn, Collins Hill, Chipping

CONCLUSIONS

The property was free from subsidence related defects, except to the front outrigger which showed evidence of significant structural movement

The property was free from any serious settlement related defects

The building generally was in reasonable structural condition, however some masonry was displaced to the north westerly corner. The steel beam over the central opening to the front elevation has suffered superficial corrosion. The latter beam should preferably be removed and replaced with masonry

The alterations to the external walls of the barn mainly comprise the formation of window and door openings, together with the retention of existing door and window openings, all as shown on the drawings

The proposals for the conversion can be carried out satisfactorily, so as to ensure long term stability, provided the following recommendations are implemented

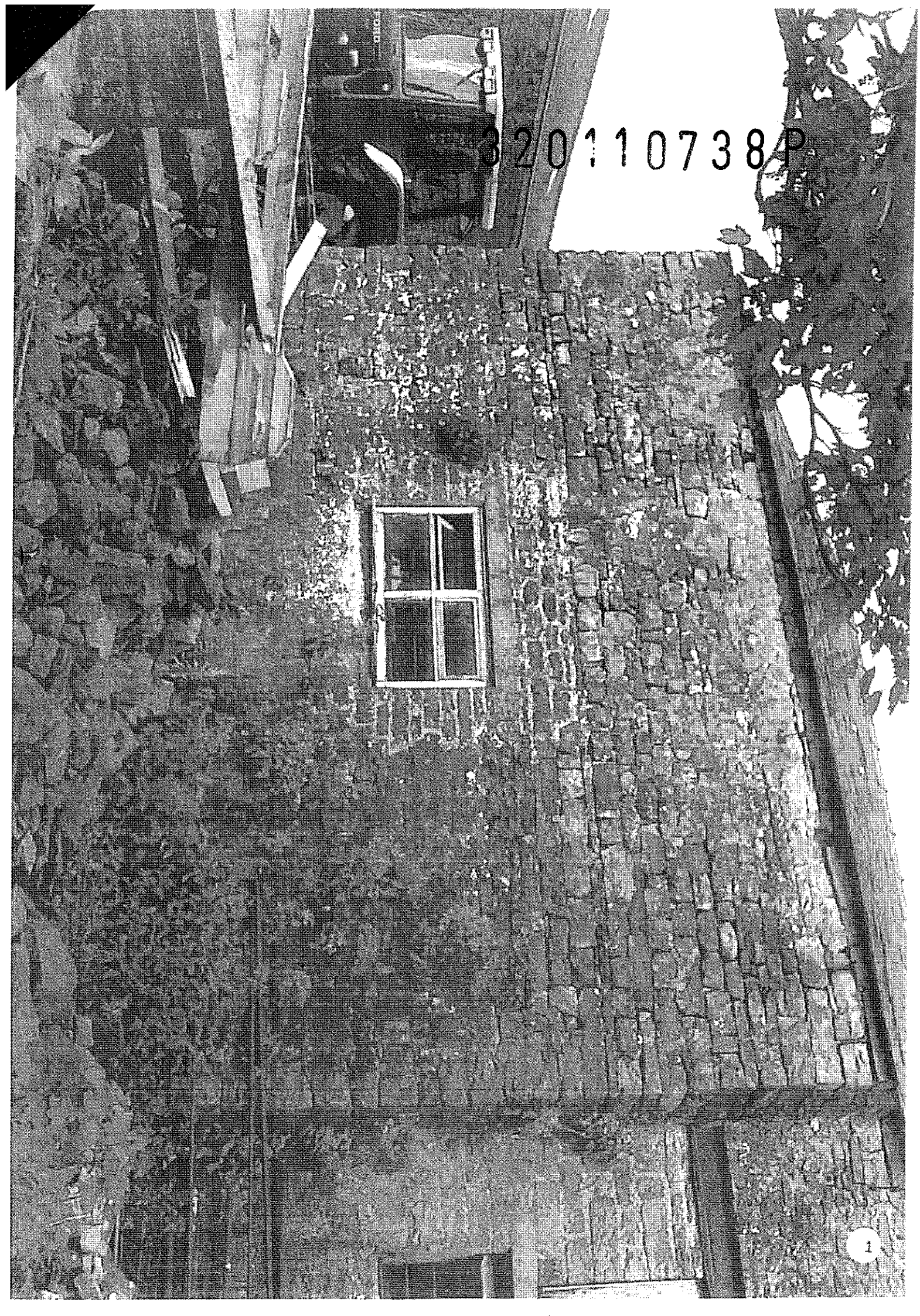
RECOMMENDATIONS

1. Repair masonry to north westerly corner

2. Remove steel beam to central section of front elevation wall

3. Take down and rebuild front lean-to outrigger

D. J. LINGARD.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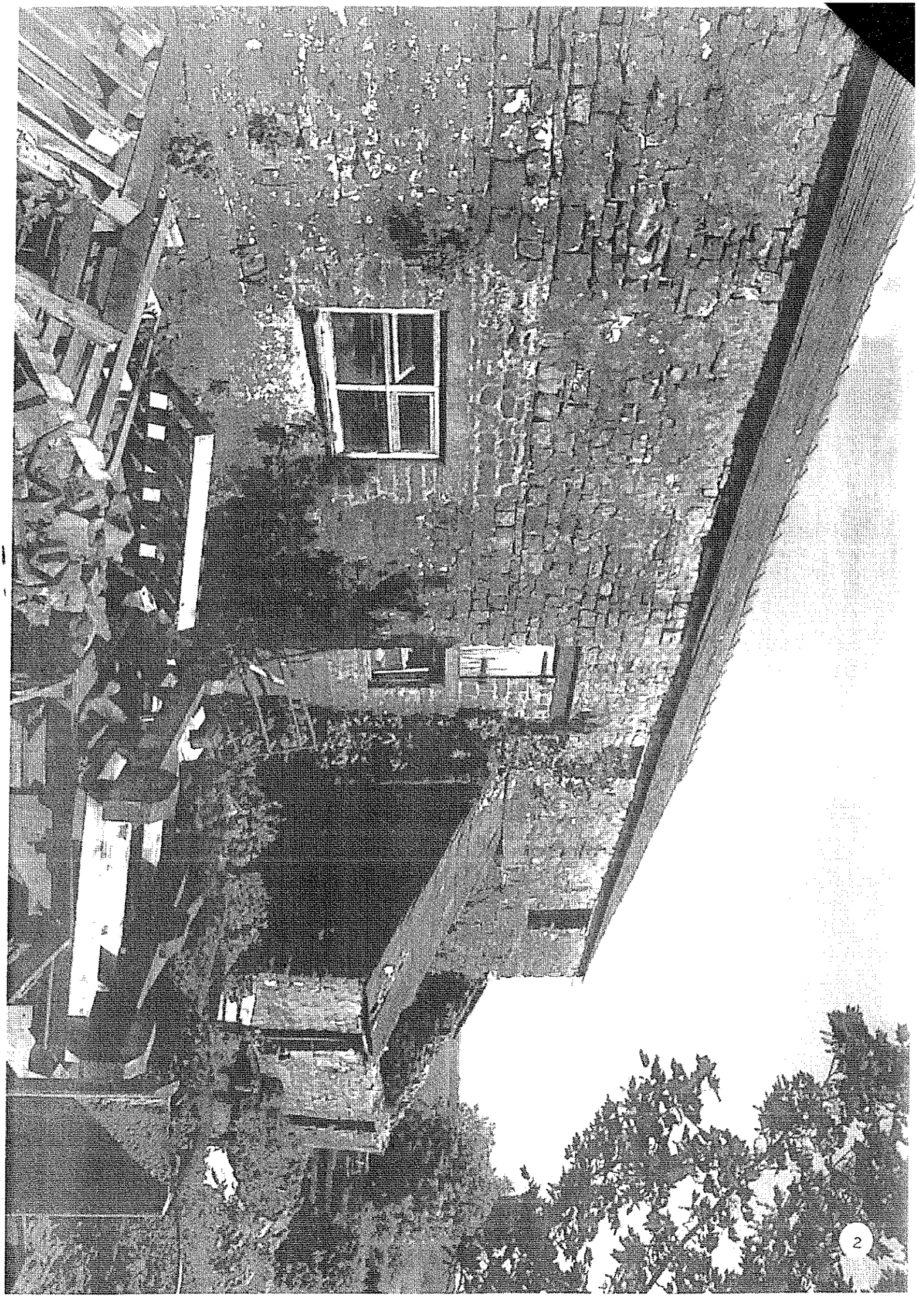

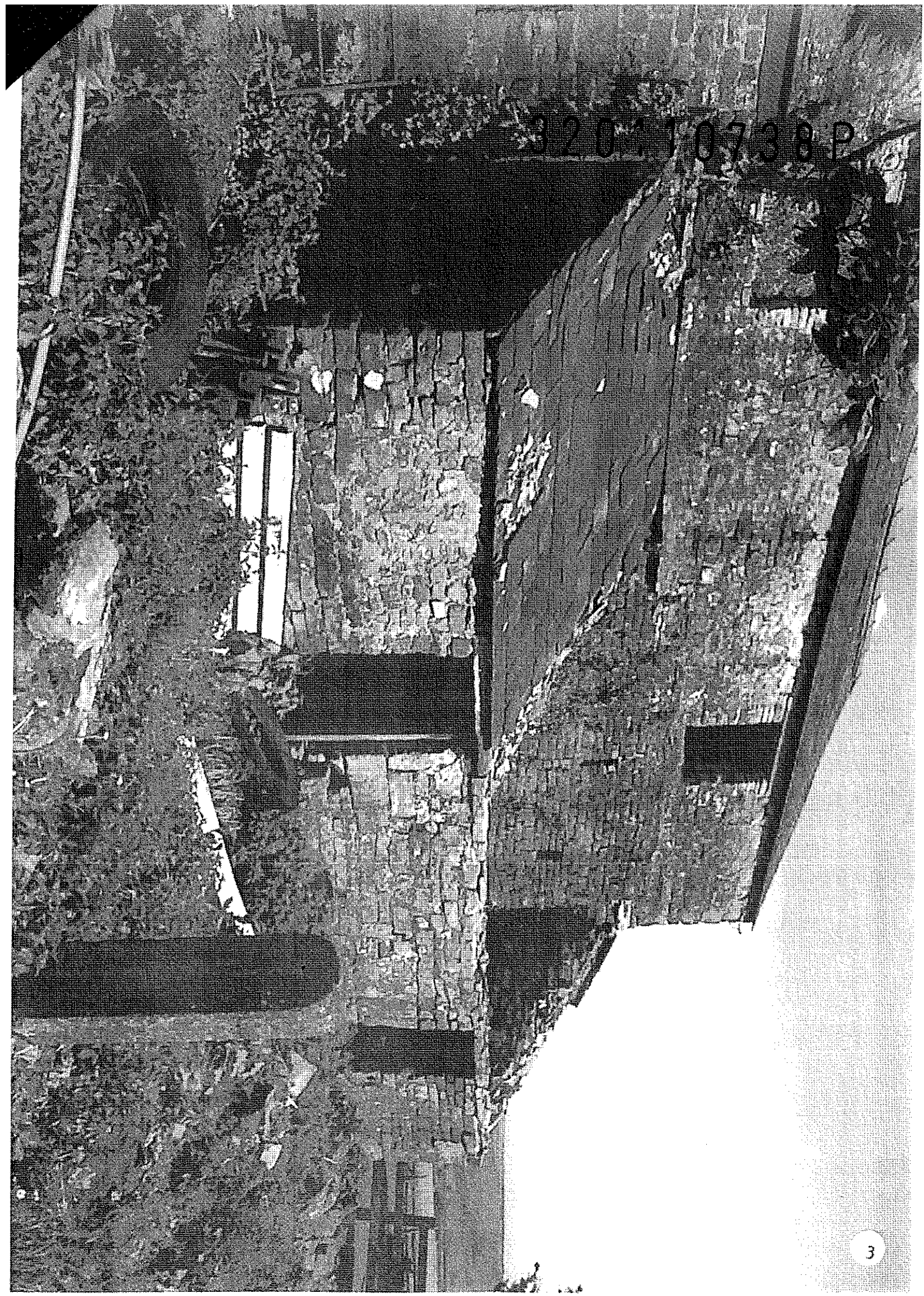
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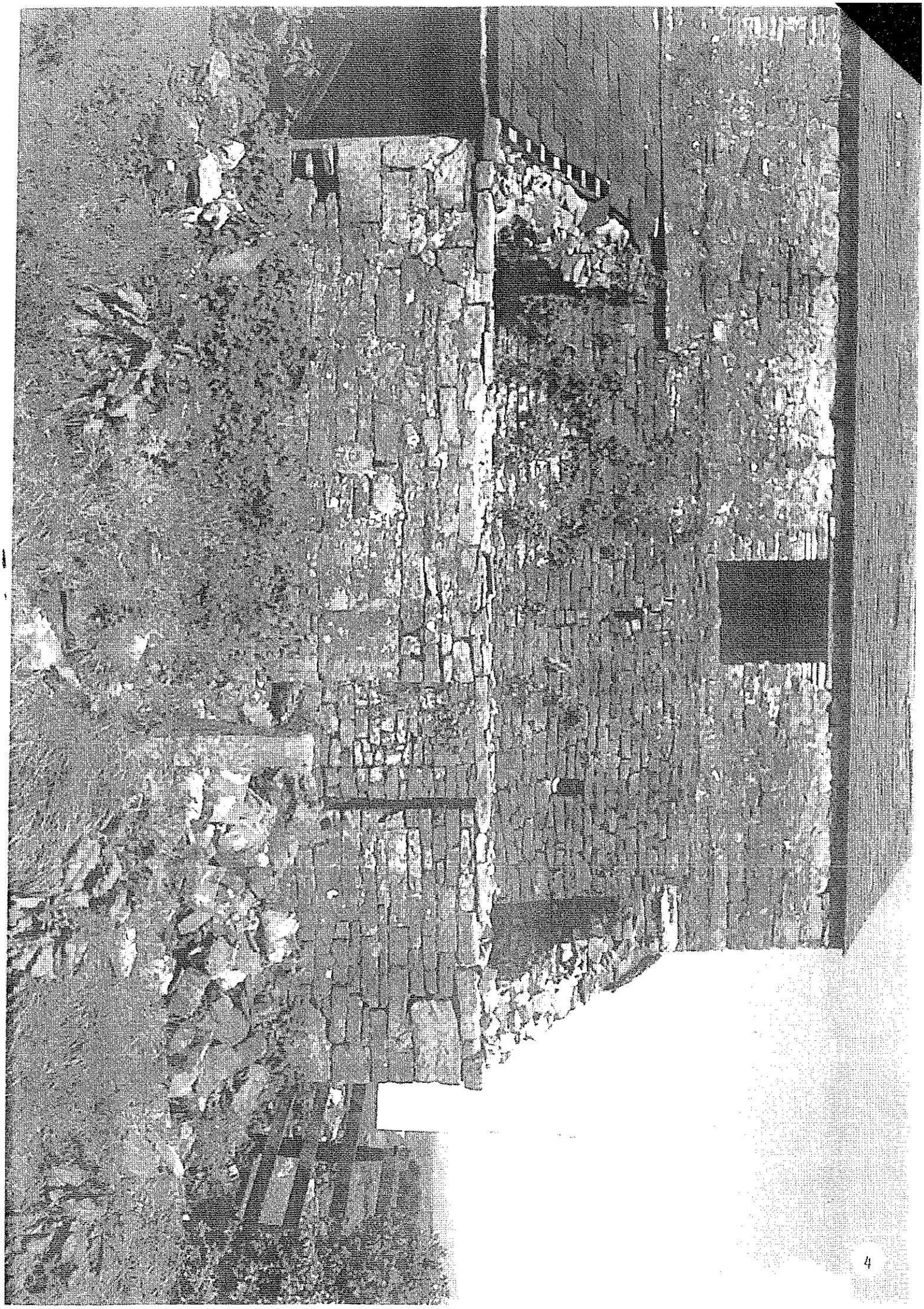

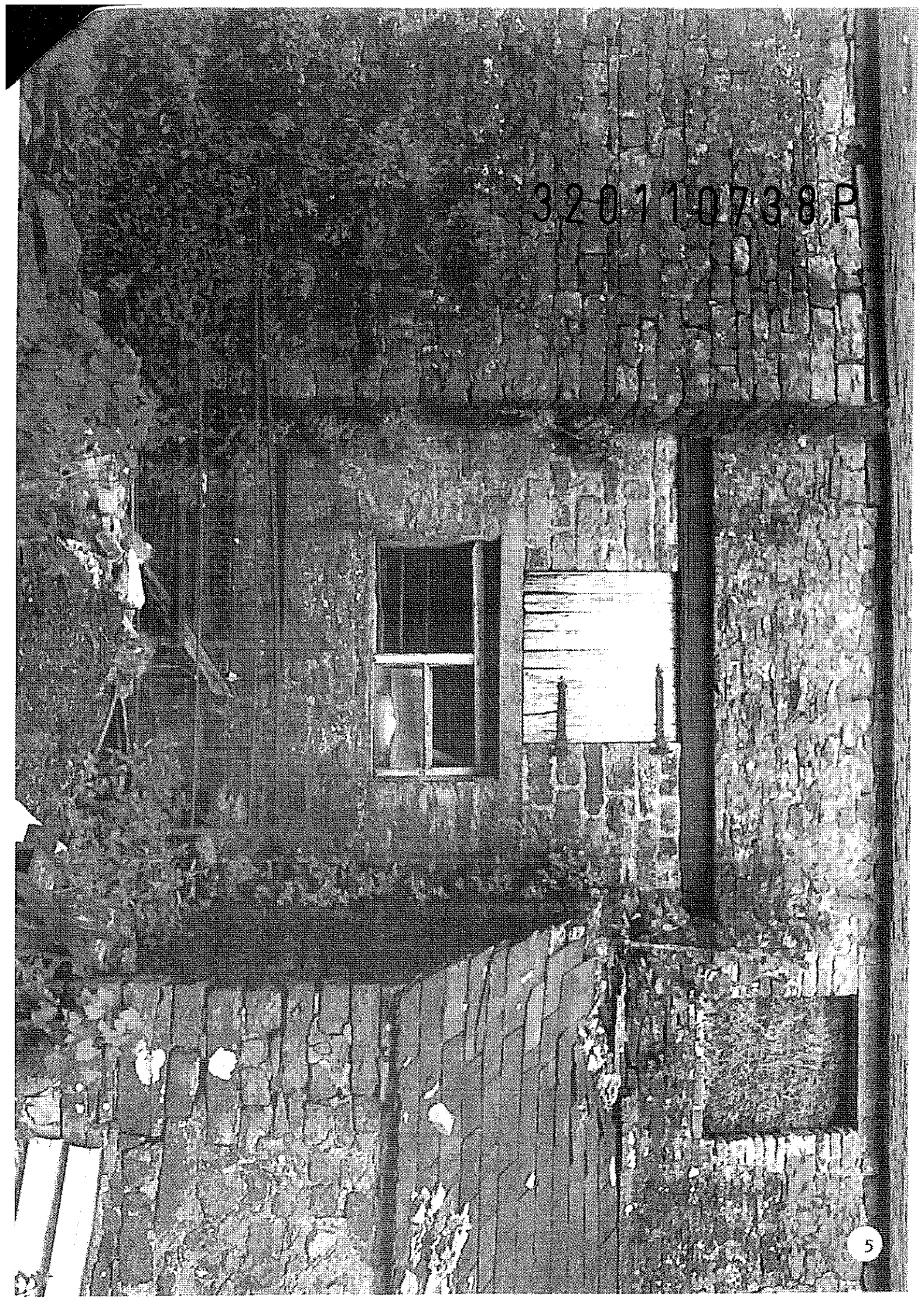
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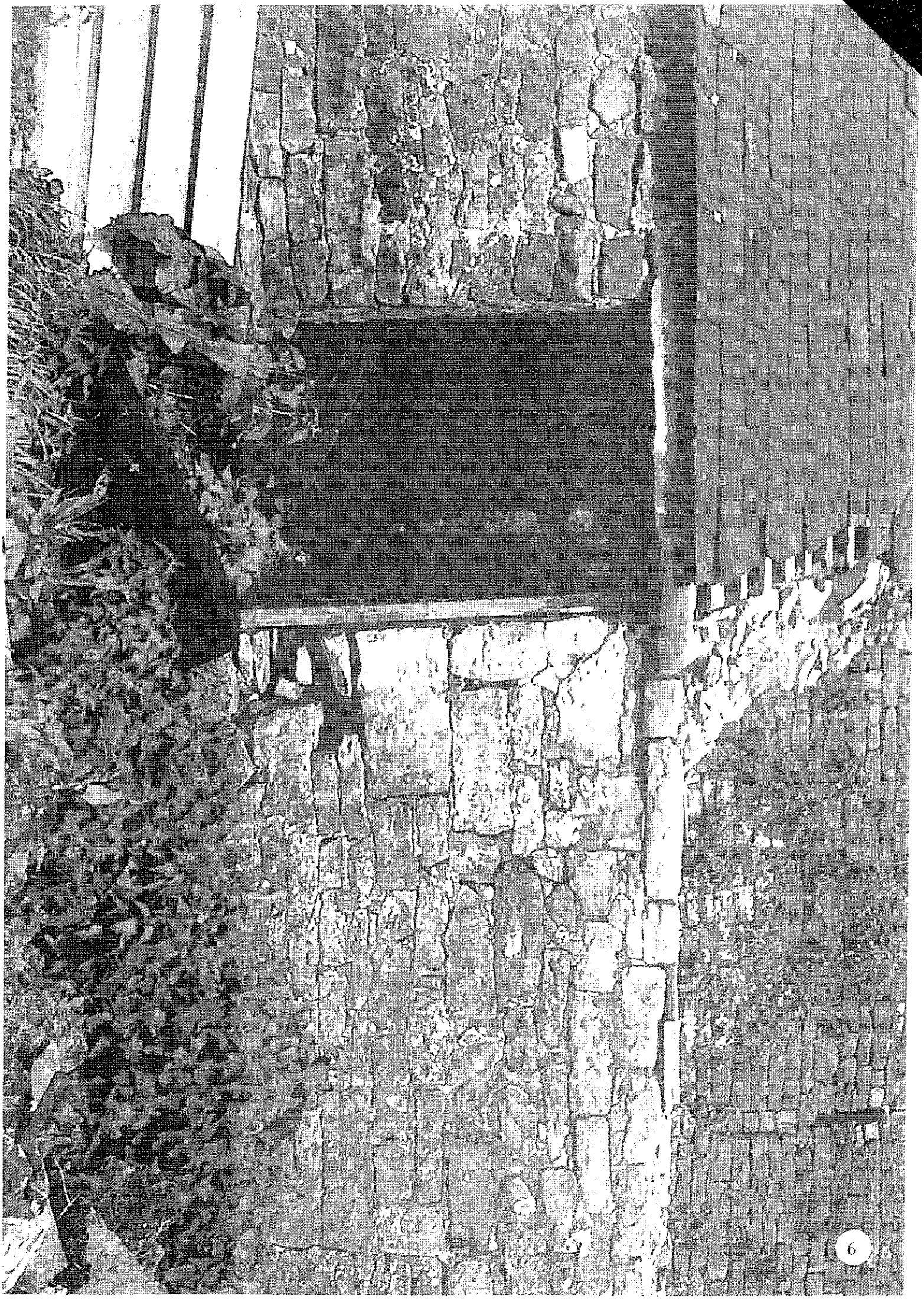

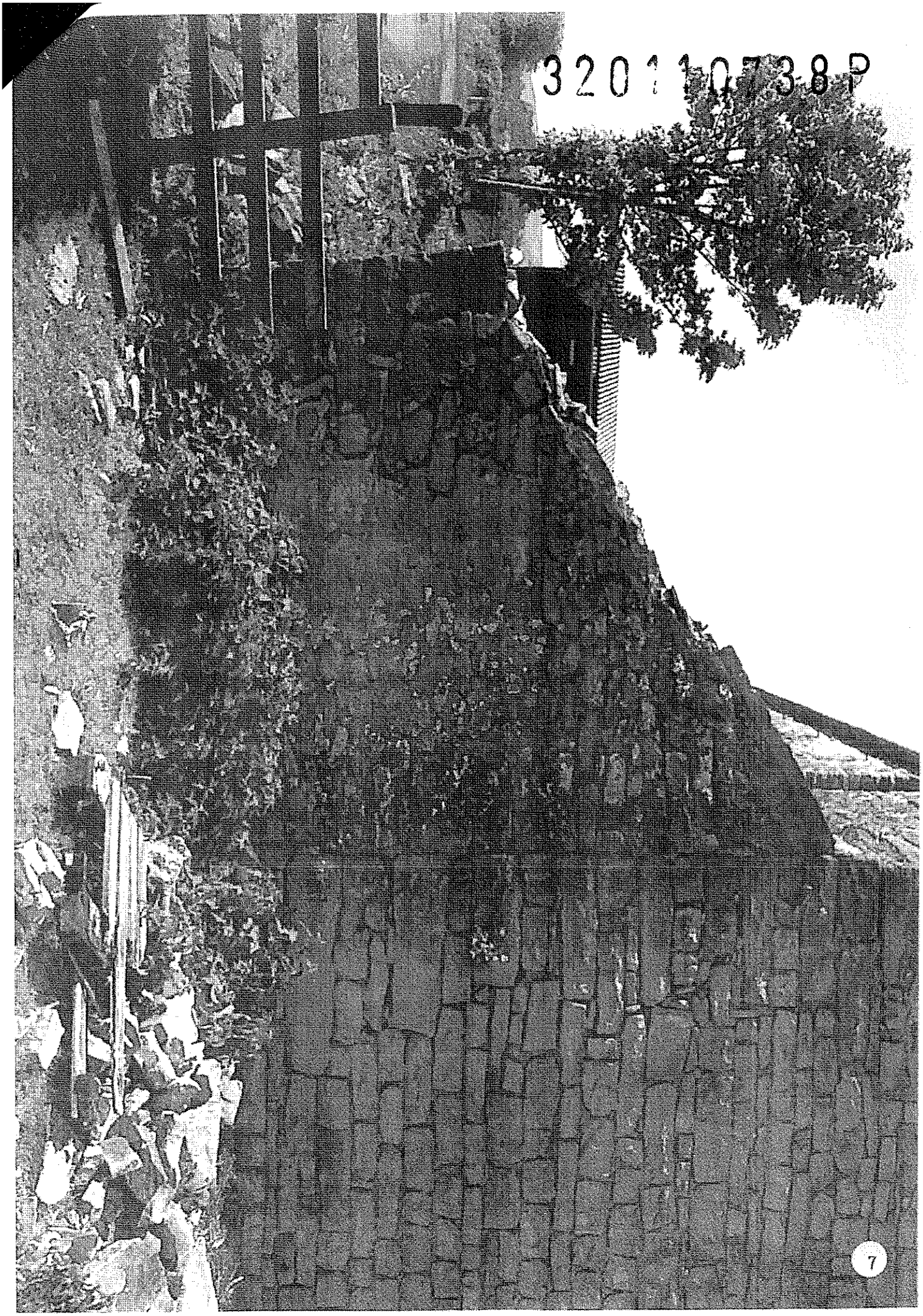

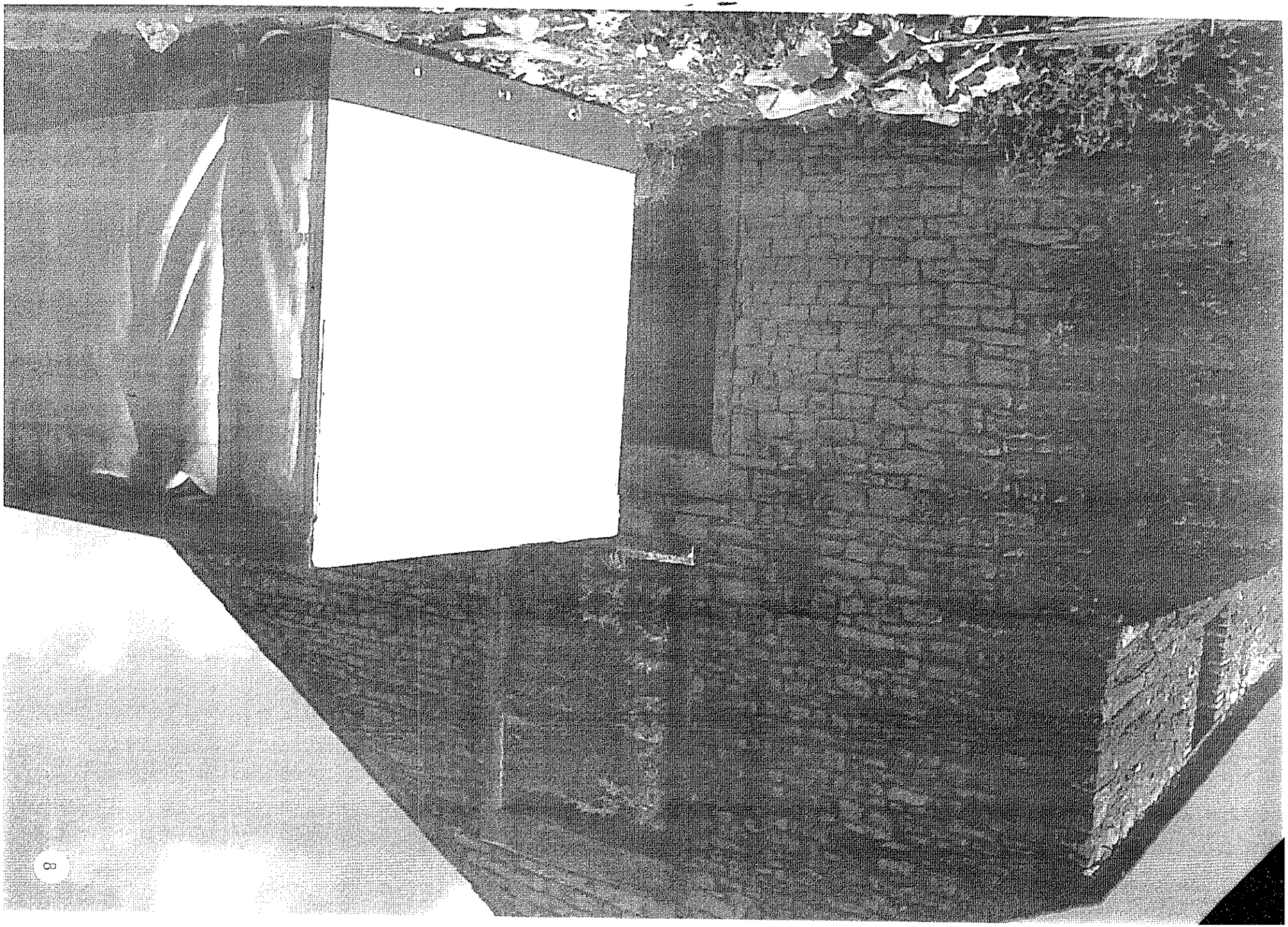

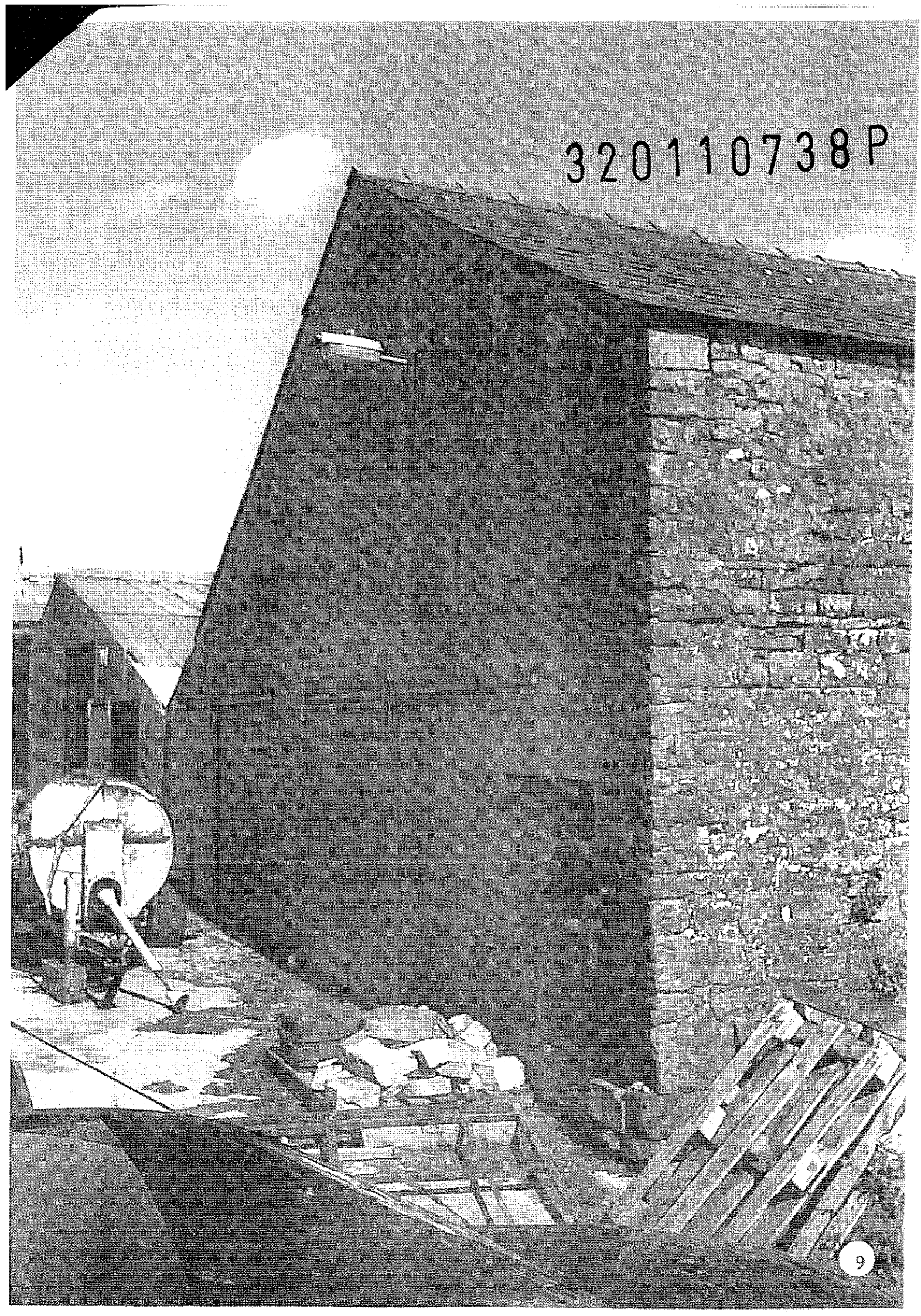
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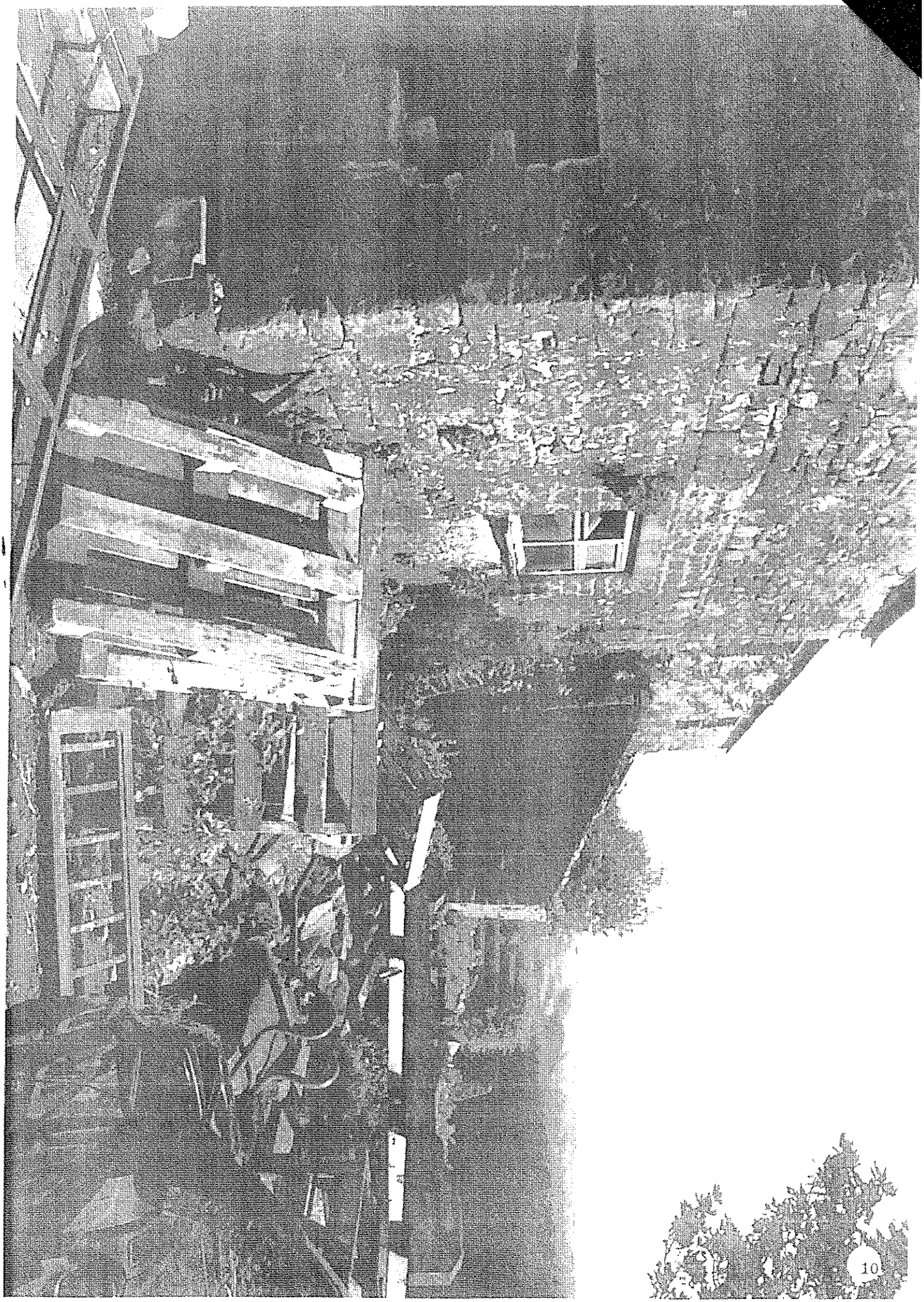

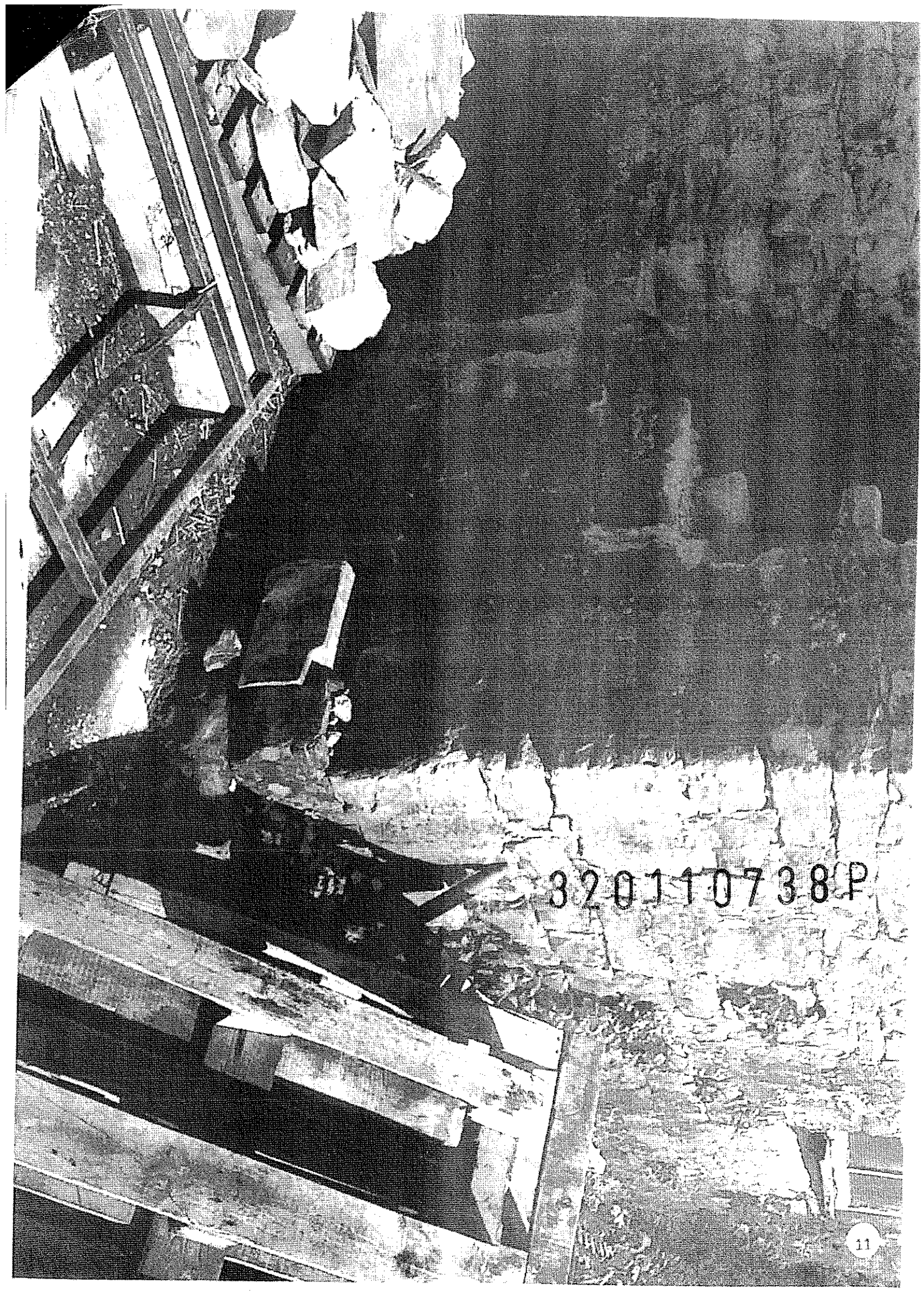
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HERITAGE STATEMENT / PLANNING STATEMENT

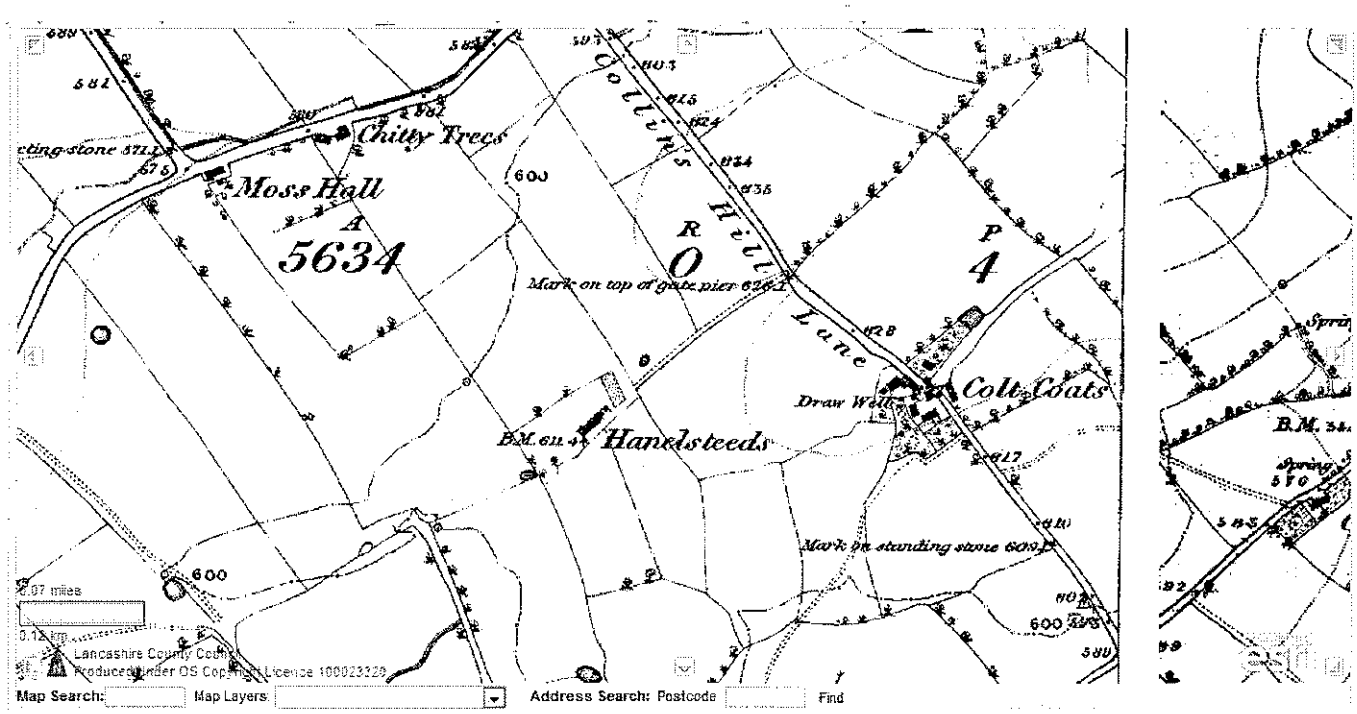
IN SUPPORT OF A PLANNING APPLICATION FOR
CHANGE OF USE OF BARN TO FORM TWO RESIDENTIAL UNITS

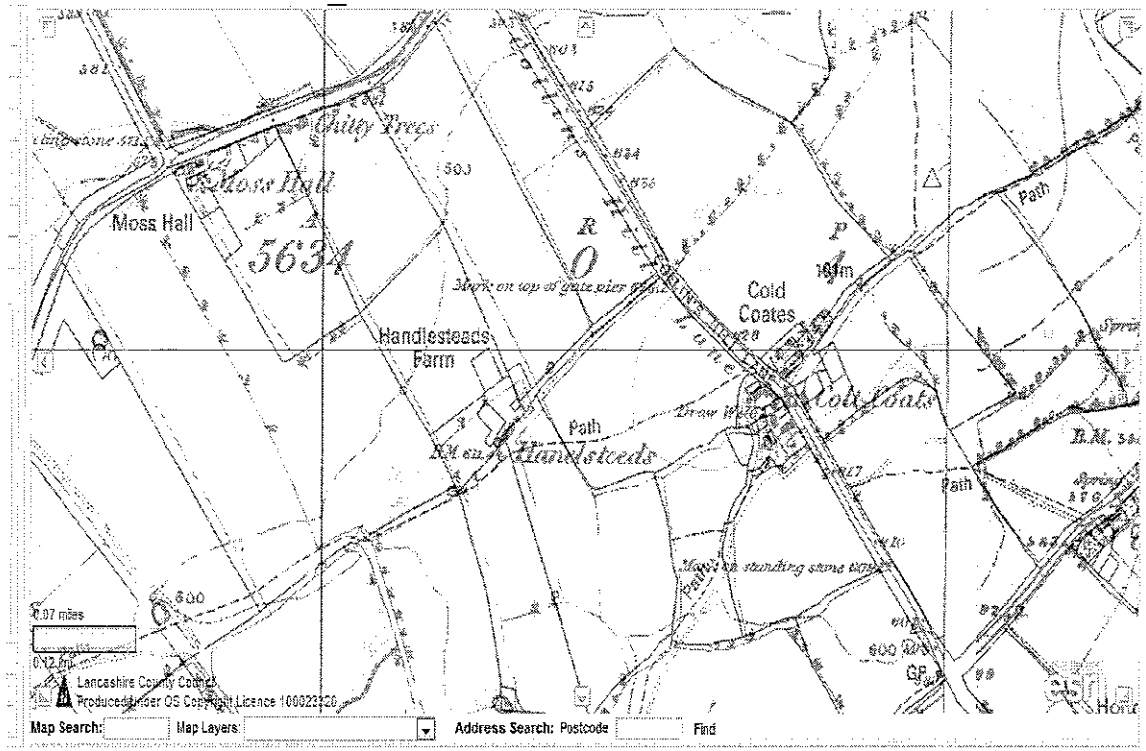
AT

BARN ADJACENT COLD COATES FARM, COLLINS LANE, CHIPPING, PRESTON

HISTORY

The barn was built in approximately 1850 The lean to building to the front of the building has been stood for much longer and is shown on the OS Map First Edition 1:10,000 surveyed in 1844.





Upto date map overlayed over OS First Edition 1:10,000

The historic maps show that many changes have occurred on the location site over the years and that it has constantly evolved. Therefore as historically the site has not stood still it is not envisaged that the further development will cause any detrimental impact to the site. In fact by removing the adjacent agricultural buildings the barn will be enhanced.

In approximately 1960 during a time when agriculture was at its peak. The barn was used as a multipurpose barn to house livestock on the ground floor with a loft above for the storage of hay and straw, this loft is still evident today. The barn is constructed from local sandstone with cement mortar and has a slate roof. The barn is in relatively good order (see structural survey accompanying the application), but is no longer fit for modern agricultural purposes and is being partially utilized for the storage of tractors and other agricultural implements.

Design / Layout

This application seeks to convert the redundant barn into two residential dwelling to protect the building in the future from becoming dilapidated or being allowed to fall down, as it is part of the heritage of the area. The design of the building has been considered alongside Policies H15 and H16 of the Ribble Valley Borough Council Local Plan and also guidelines from English Heritage on the conversion of rural buildings to ensure that once converted the barn will not cause any detrimental impact on the surrounding area, and ensure that the barn will retain its agricultural appearance an integrity, with as much of the historic features of the barn remaining as possible. The barn will be split into two dwellings however from the elevations this will not be apparent. No new window or door openings are proposed and each property will benefit from existing window and door openings. The window

openings will be glazed in a simple manner as not to detract from the previous function of the building to ensure that the barn retains its original form. The layout of each Proposed property can be clearly seen on the drawings. The existing door and window openings have governed how the barn will be split both will provide a good standard of living accommodation large enough of accommodate families.

Scale

The scale of the development will not alter in terms of size, bulk or mass from the existing barn. However the occupancy will increase as the building is converted from an agricultural building into a residential dwelling. This will increase the efficiency of the site and turn a redundant building into one of value The conversion will also ensure that the building is protected against dilapidation in the future and will remain part of the heritage of the countryside.

Landscaping

Each property will benefit from an area of curtilage in keeping with the size of each property, this garden area will benefit from a lawn and any fencing will be of a post and rail design which will help the barn to retain its agricultural appearance.

SITE AND SURROUNDINGS

Cold Coates Farm is in a predominantly rural area on the outskirts of Chipping Village within and Area of Outstanding Natural Beauty. The barn is neighboured by the existing farm house, and additional dwelling in the control of the applicants family.

The conversion of the barn will not cause any significant detriment to the area nor will the increase in traffic to the site in such a way it becomes a problem in terms of highway safety, and as the barn is sited on the side of the road it benefits from excellent site lines for vehicles entering and existing the site.

IMPACT ON THE BARN

Minimal impact to the visual aspect of the barn will occur, the existing window openings will remain with no new openings proposed on the front or sides. It will also protect the barn in the future to ensure that it remains a feature on the landscape for generations to come. Internally the old loft will come out and be replaced with modern joists and flooring, however due to the condition of the existing loft this will be an improvement. There are no other important historic features within the internals of the barn.

Access

A new entrance is proposed to the south of the barn, as per pre planning discussions with the Highways officer from LCC. This will ensure that the domestic traffic is kept away from the haulage side of the site and ensure that the properties will benefit from their own access.

Existing Elevation facing Collins Hill

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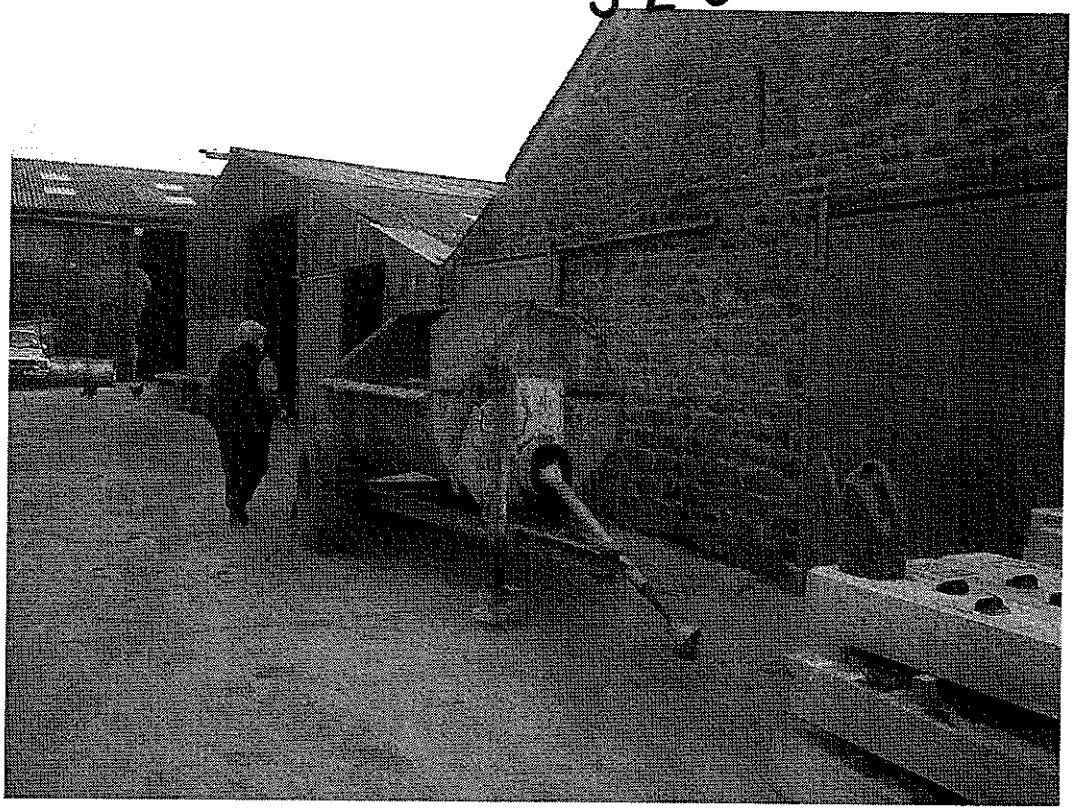
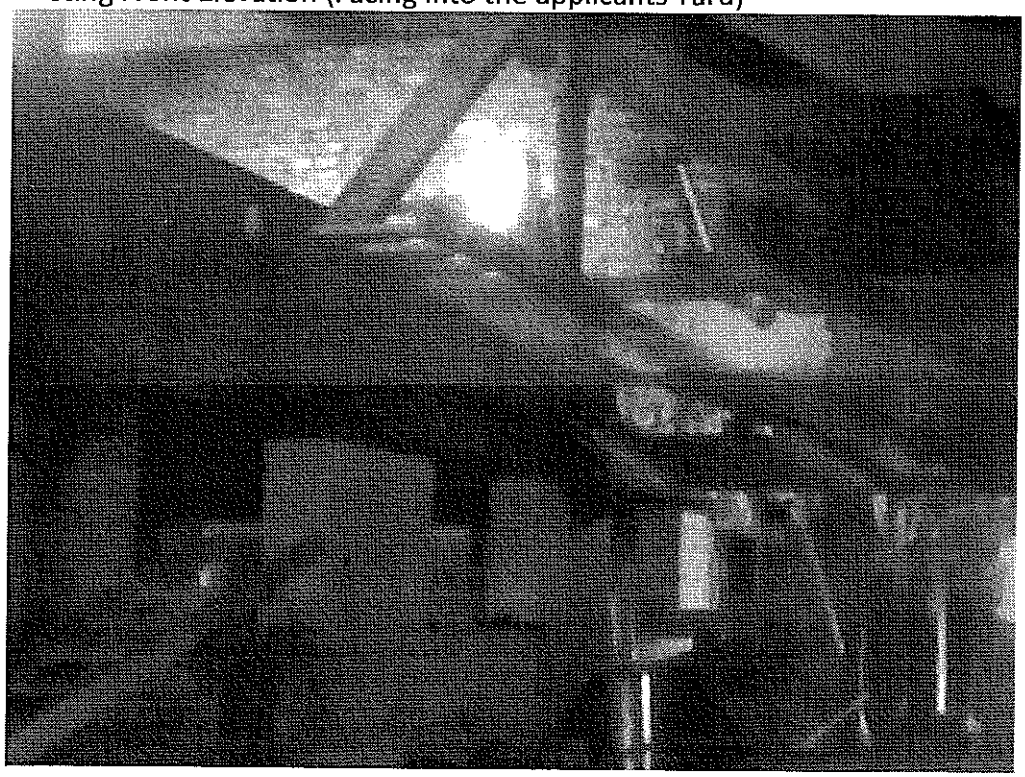


Existing Front Elevation (Facing into the applicants Yard)



(Internal Picture of the Barn)

Access

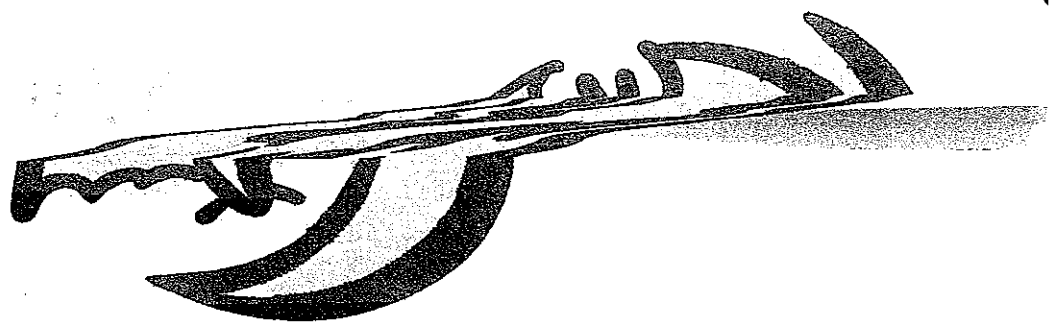
A new entrance is proposed to the south of the barn, as per pre planning discussions with the Highways officer from LCC. This will ensure that the domestic traffic is kept away from the haulage side of the site and ensure that the properties will benefit from their own access.

WILDLIFE SURVEY FOR BATS AND OWLS

AT 320110738P

Cold Coates Farm
Collins Hill Lane
Chipping

Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk



BAT AND OWL SURVEY & REPORT

Commissioned By:

Mr M Ellison

Address:

Cold Coates Farm
Collins Hill Lane
Chipping, PR3 2WQ

Tel No:

07860 652414

Instruction Method:

Verbal

Bat Survey Address:

Cold Coates Farm
Collins Hill Lane
Chipping, PR3 2WQ

Visit Date/Time:

31 May 2011 @ 20.00hrs

Weather Conditions:

Dry cloudless evening with a very light breeze, temperature of 14^{0}C

Document Reference:

1370

20110738P

BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.

2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.

3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence

2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.

3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.

5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years

6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.

2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

1 Presence of live or dead bats.
2 Bat droppings.
3 Moth and inset wings and remains.
4 Faint scratch marks on roof timbers.
5 Grease staining marks on roof timbers.
6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet 'bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

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Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:
No evidence of use by bats was found.

Medium risk:
Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:
Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey

BAT SURVEY & REPORT

External Survey Results

	YES	NO
Property type		
Barn:	✓	
Extension: Lean-to	✓	
Other: Single Storey Extension	✓	

Comments: The main building is a two storey barn with a lean-to on one side and single storey extension to the other.

Construction		
Stone	✓	
Brick		✓
Other:		✓
Bat Access Places	✓	

Comments: There are numerous bat access places within the basic structure of the building.

Roof		
Slate	✓	
Tile:		
Other: Stone		
Bat Access Places		

Comments: The barn roof is slated, whilst the lean-to has a corrugated asbestos roof.

Bat Signs		
Bats seen		✓
Droppings		✓
Bat Detector Results		✓

Comments: No signs of bats could be found outside.

External Conclusions:

No signs of use by bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

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Internal Survey Results

Is the building lived in?:

Construction

	YES	NO
Stone	✓	
Brick		✓
Other/plaster		✓
Bat Access Places	✓	

Comments:

Roof space, attic or loft

Beams	✓	
Cracks in beams		✓
Lined roof:		✓
Bat Access Places	✓	

Comments: The roof of the barn is easily inspected from the upper floor.

Bat signs

Bats seen		✓
Droppings		✓
Bat Detector Results		✓
Staining on beams		✓
Moth + insect wings present		✓
Suspect summer roost		✓
Suspect winter hibernacula		✓

Comments: Though there is open access through doors and windows, there were no signs of bats inside the building.

Internal Conclusions:

No signs of the presence of bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Evening Survey

Date: 31 May 2011

Start Time: 20.30 hours

End Time: 22.15 hours

Weather: Dry and fine with no clouds and no wind, temperature 12°C.

Bat Suitability Evening:

Many flying midges and moths seen around the buildings makes the evening ideal for foraging bats.

Survey Details:

The building was continually monitored, both from the inside and outside with the help of a bat detector. The bat detector makes bat echo-location noises audible to the human ear.

Survey Findings:

A perfect evening with many swallows feeding well into the night.

A bat was located flying over the site at 21.58hrs into one of the large buildings where it remained feeding for half a minute before moving away.

No other bats were seen. No bats emerged from the barn or lean-to.

Evaluation of the Survey Results:

The survey could find no evidence of bats using any parts of the buildings.

Risk Assessment:

Low

BAT SURVEY & REPORT

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SURVEY SUMMARY

Proposed Development
The proposal is to convert the building to residential use.

Site Description
This barn is part of a former farm building complex. Surrounded by agricultural land, the site is on a rather exposed location.

Survey Results
This survey, conducted both outside and inside the buildings and during bat emergence time, could find no evidence of bats occupying the property.

Importance of the Site
The site has no special wildlife importance

Conclusions
Further to an earlier survey in 2007 and this latest one at the optimum time of year for bats, no evidence of any occupation by bats could be found.

Risk Assessment
Low

Mitigation and Enhancement
No special mitigation or wildlife enhancement is required.

Timing of works
Work may be undertaken at any time.

Author: Denis Lambert

Signed: D Lambert

Dated: 2nd June 2011

Denis Lambert is a registered and licensed Bat Warden for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years.

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.)(Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn".*

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact: **Denis Lambert** on **01772 783322 or 07813 140682** for advice.

BARN OWL SURVEY & REPORT

3201107 38 P

Survey Brief:

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted.

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

Objectives of the report:

To thoroughly inspect all buildings and record any findings indicating the presence or absence of barn owls.

To make recommendations when the presence of owls is found.

Limitations of the report:

External walls and internal rooms are inspected from ground level only.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following;

White streaks down roof timbers and walls
Barn owl pellets, new and old
Barn owl feathers
Signs of nest
Access for barn owls

SURVEYING EQUIPMENT

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Petzl headlamp torches.
A variety of folding aluminium ladders.

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required

BARN OWL SURVEY & REPORT

Site description:

This barn is part of a former farm building complex. Surrounded by agricultural land, the site is on a rather exposed location.

Survey results

		YES	NO
External:	White streaks down roof timbers + walls		✓
	Owl pellets		✓
Internal:	White streaks down walls		✓
	Owl pellets new		✓
	Owl pellets old		✓
	Owl feathers		✓
	Signs of nest		✓
	Access for owls		✓

Comments:
No evidence of barn owls could be found.

Importance of the site

The site has no special wildlife importance.

Conclusion:

Barn owls do not use either of the building.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: D Lambert **Dated:** 2 June 2011

3201107/38P

DOVE SYKE NURSERY

TREES, PLANTS, LANDSCAPING, ARBORICULTURE, CHRISTMAS TREES, WREATHS

Project address
COLD COATES FARM
GARSTANG ROAD
CHIPPING

Project No 206/102 J Hadfield

Tree survey carried out at the above address.

No 1 Sycamore Tree
Diameter 14 inches, Height 20-25 ft, Crown 11ft span.
Regeneration tree, in shabby condition,
Hawthorne hedge along road side is showing signs of age.

Thank you

Michael G Creighton

Eaves Hall Lane West Bradford, Clitheroe,Lancashire BB7 3JG
Phone: 01200 /428417
Mob. 07761211369
Www.dovesykenursery.com
E.MAIL; enquiries@dovesykenursery.co.uk VAT 797159085

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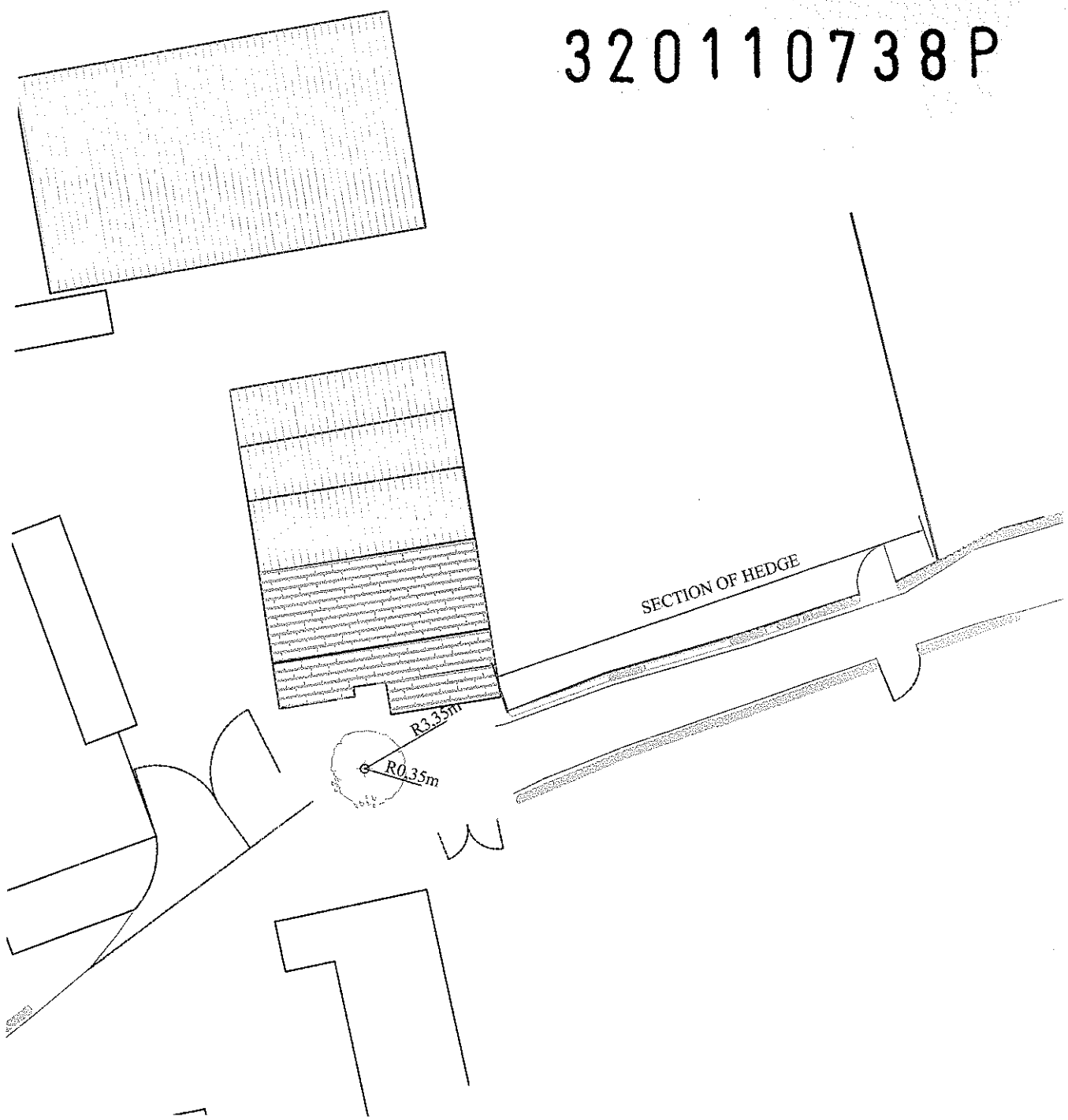


J.HADFIELD.
ENGINEERING,SURVEYING.

Springs House. Chipping, Lancashire. PR3 2GQ
Tel 07740 929096 Fax 08708 362185

Project Number,	Date.	Scale,	By
206/106	JUL/2011	1:500	JH

Clients Details,

Mr W.M.ELLISON

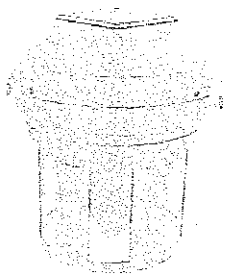
Project Details,

TREE PLAN

Project Address,

COLD COATS FARM.
GARSTANG Rd
CHIPPING
LANCASHIRE

conder
PRODUCTS



320110738P

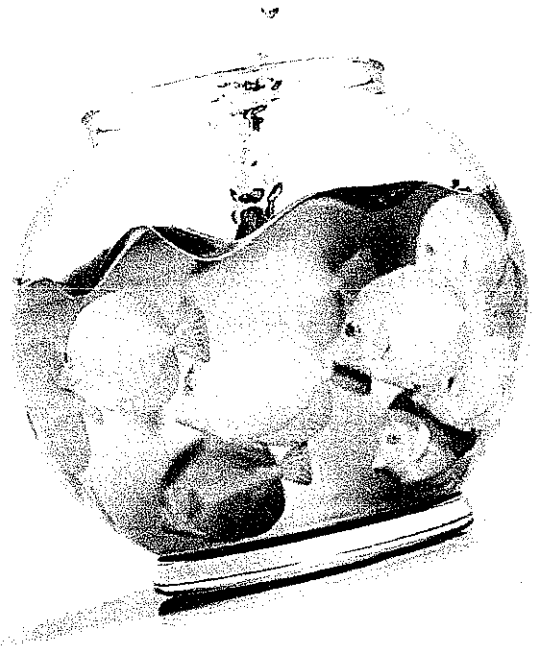
the conder ASP range of package sewage treatment plants

clereflo™ ASP 6-20

demand special treatment

about conder environmental solutions

Protecting the water environment has been the mission of Conder Environmental Solutions (Conder) since it was established in the early 1970s. The business is organised into specialist divisions: Conder Products, Conder Technical Solutions, Conder Pumping Solutions and Hydroserve, our service division. Our full capability extends beyond our successful range of sealed-design commodity products to providing expert consultancy and design for hi-specification bespoke solutions across all areas of wastewater pollution control. Conder works closely with engineers, architects, specifiers, developers and self-builders. Providing support from detailed site surveys, plant selection, full technical proposals and liaison with regulatory bodies where necessary, we will ensure that our client achieves the most environmentally sound and cost-effective solution.



CONDER PRODUCTS

Our specialist commodity division offers a portfolio of products ranging from oil separators and small sewage treatment plant to pumping stations and attenuation or storm water balancing tanks. Our Clereflo range of small-scale domestic sewage treatment plants serve 6-50 population equivalents, utilising either Activated Sludge Plant (ASP) or Submerged Aerated Filter (SAF) technology. Highly price-competitive, with minimal running costs, the Clereflo range is the low energy solution for applications where access to mains drainage is not available.

CONDER TECHNICAL SOLUTIONS

The capability of Conder's Technical Solutions division illustrates the breadth of the company's expertise and has established Conder as the authority in hi-specification projects. As a solutions provider our expertise extends across a product range that includes SAF technology unitank and modular sewage treatment systems up to 2000pe, Membrane BioReactor sewage treatment systems up to 5000pe, attenuation, engineered vessels and other specialist tanks.

CONDER PUMPING SOLUTIONS

We offer a range of water and wastewater pumping solutions for domestic, commercial and industrial applications from off the shelf packages, through to custom-built pumping solutions.

SERVICE – HYDROSERVE

Products installed to protect the environment must be maintained and serviced regularly to ensure that they continue to operate efficiently and effectively. Failure to do this will undoubtedly lead to pollution of the water environment, which is an offence and may result in prosecution. Through a nationwide network of British Water accredited engineers, **Hydroserve**, Conder's service division, offers a full service and technical package which can include product support, commissioning, waste management and ongoing service and maintenance programmes.

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Designed and tested in accordance with BSEN12566-3:2005 and with the British Water Code of Practice for Flows and Loads the Clereflo ASP will serve a population range from 6-20 persons and is suitable for residential and commercial projects where mains drainage is not available. Typical applications include single dwellings, small communities or developments, refurbishments and rural barn conversions

For homeowners and self-builders the key features of the new Clereflo ASP are its discreet below ground installation, its quiet odourless operation and the low ongoing maintenance and running costs. For builders and developers as well as being price competitive the Clereflo ASP's compact design offers a low-cost easy installation process.

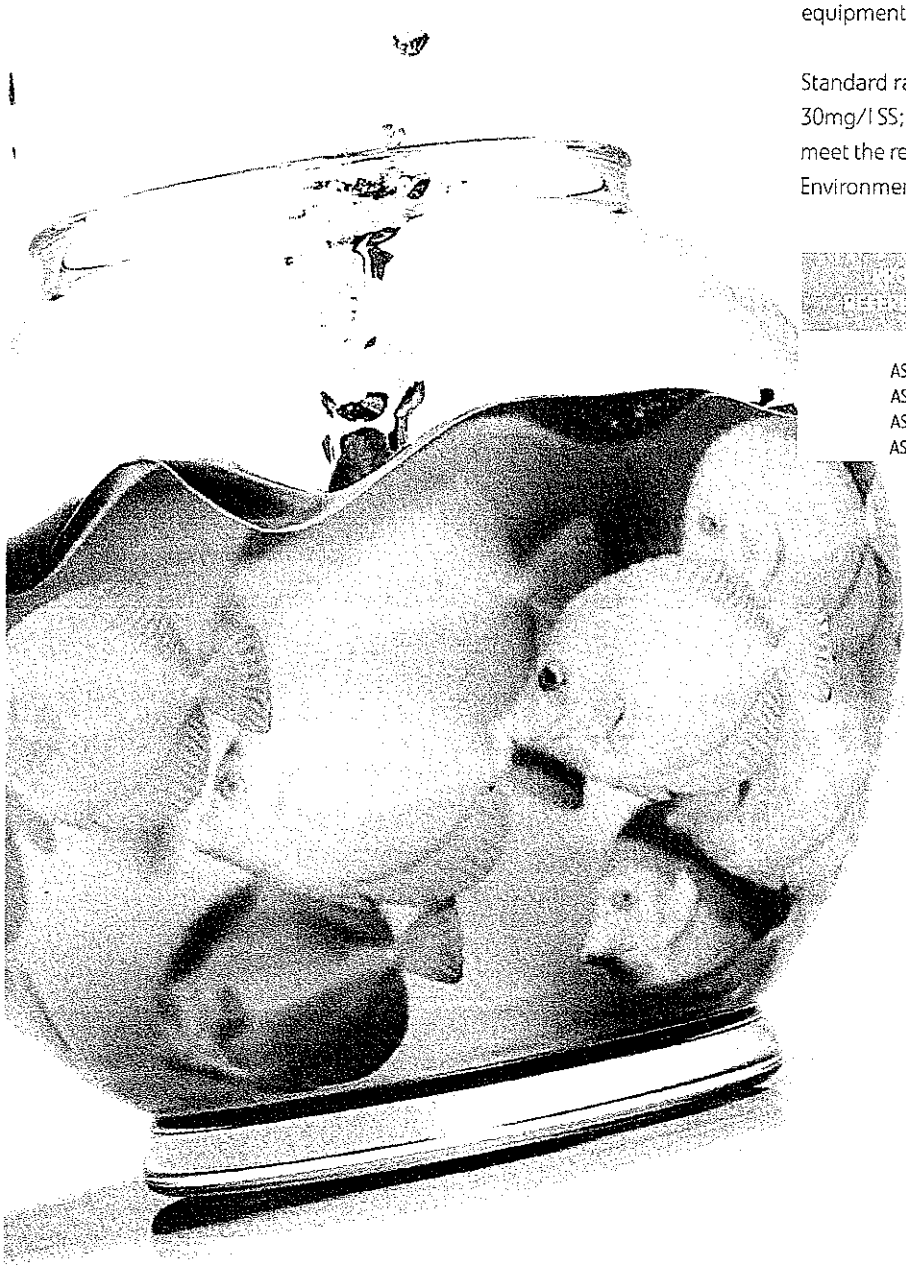
FEATURES AND BENEFITS

- Independently Tested to BSEN12566-3:2005
- Value for money
- Completely below-ground installation
- Easy to install – reduced costs
- Proven technology with reliable performance
- Quiet odourless operation
- Compact design with no moving parts
- Typically 1 to 3-year desludging period
- Deeper inverts available with a standard extension kit
- Option for pumped influent or effluent
- Effluent Standard: 20mg/l BOD; 30mg/l SS; 20mg/l NH3
- Suitable for discharge to ground or watercourse (subject to Environment Agency consent)

All applications should be specified to comply with the British Water Code of Practice for Flows and Loads Further advice and assistance is available from our experienced internal and external sales teams Site visits and assessments are recommended to ensure the correct equipment is proposed for each application

Standard range plants produce an effluent quality of 20mg/l BOD; 30mg/l SS; 20mg/l NH3 The correct plant should be selected to meet the requirements of the discharge consent granted by the Environment Agency SEPA or EHS

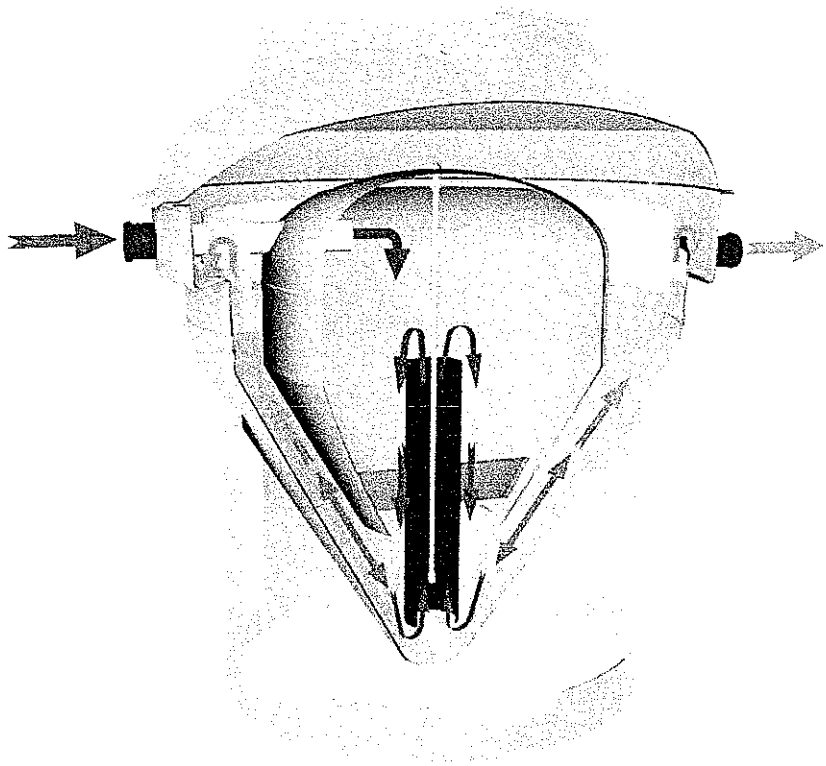
		BOG g	NH3 g
ASP06	1.2	360	48
ASP12	2.4	720	96
ASP16	3.2	960	128
ASP20	4	1200	160



process and plant description

The Clereflo ASP treatment plant comprises a single tank. Within the tank there is an inner central bio-zone chamber and an outer settlement zone. The plant accepts and treats the incoming sewage using the extended aeration principle in the central bio-zone chamber. A simple coarse bubble diffuser, housed in a draft tube introduces the air that provides the oxygen to the bacteria which then treats the sewage. The bio-zone retains the mixture of sewage and bacteria until the level of treatment has been achieved.

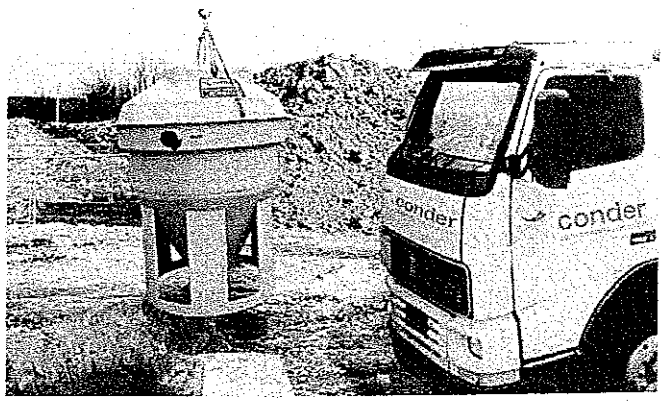
The treated effluent then enters the settlement zone where settlement takes place. The settled solids are drawn back towards the draft tube with the diffuser in it, and are returned via the airlift principle to the bio-zone for further treatment. The treated (final) effluent subsequently leaves the plant over a weir, at the outlet level that extends around the circumference of the tank. The movement of fluid through the whole system is by gravity displacement. There are no moving parts in the treatment plant.



installation

Conder Products advises the use of a suitably experienced and qualified installation company to install any of its products. For suggested installers in your area please contact our sales team on: 08702 640004. Care should be taken to fully assess the site ground conditions prior to commencement of installation. The ASP range requires a relatively low cost installation typically using only a 200mm deep concrete base followed by pea shingle or self compacting backfill.

Detailed installation guidelines are provided for each product. All electrical work should be carried out in accordance with current regulations (for example NIC EIC/Building Regulations).



specification

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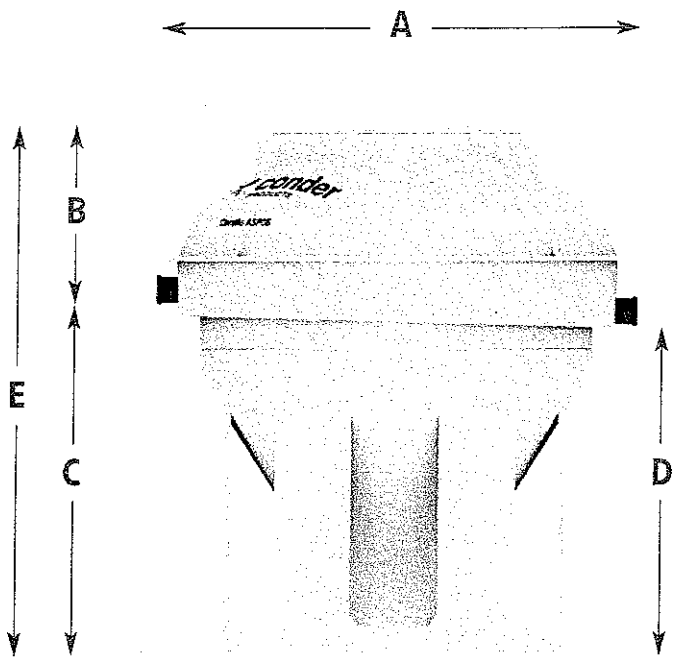
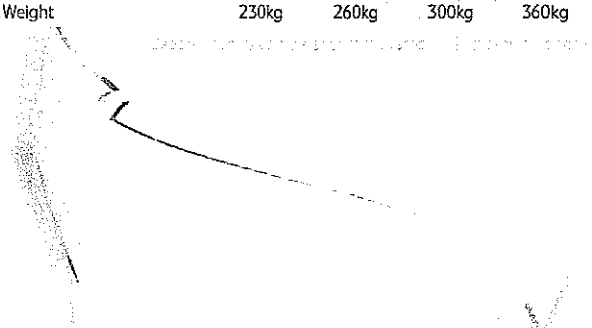


Population Eqiuvalent		6	12	16	20
Hydraulic Load (l/day)		1200	2400	3200	4000
Organic Load (g BOD5/per day)		360	720	960	1200
NH3 (g per day)		48	96	128	160
O/A Diameter (mm)	A	2080	2080	2080	2080
Stanadard Inlet Invert (mm)	B*	780	780	780	780
Inlet Invert to Base (mm)	C	1570	1870	1970	2070
Outlet Invert to Base (mm)	D	1470	1770	1870	1970
O/A Depth (mm)	E*	2350	2650	2750	2850
Pipework Fitting (mm)		110	110	110	110
Max Rated Power (Watts)		135	225	225	300
Estimated Power Consumption at working pressure (Watts)		100	170	165	220
Cover Size		750 SQ	750 SQ	750 SQ	750 SQ
Plant Weight		230kg	260kg	300kg	360kg



OPTIONAL EXTRAS

Extension kit

Deeper inverts can be accommodated by means of an access extension kit which is available in 1 0m and 2 0m lengths These are designed to be cut to suit on site and can also be retrofitted again on site taking away the worries of installing at incorrect levels

Package Pump Stations

Inlet sewage and final effluent pump chambers are available in single or dual units at varying inverts designed to suit the customer s on site requirements Again these can be retrofitted if problems occur during installation

Sample Chamber

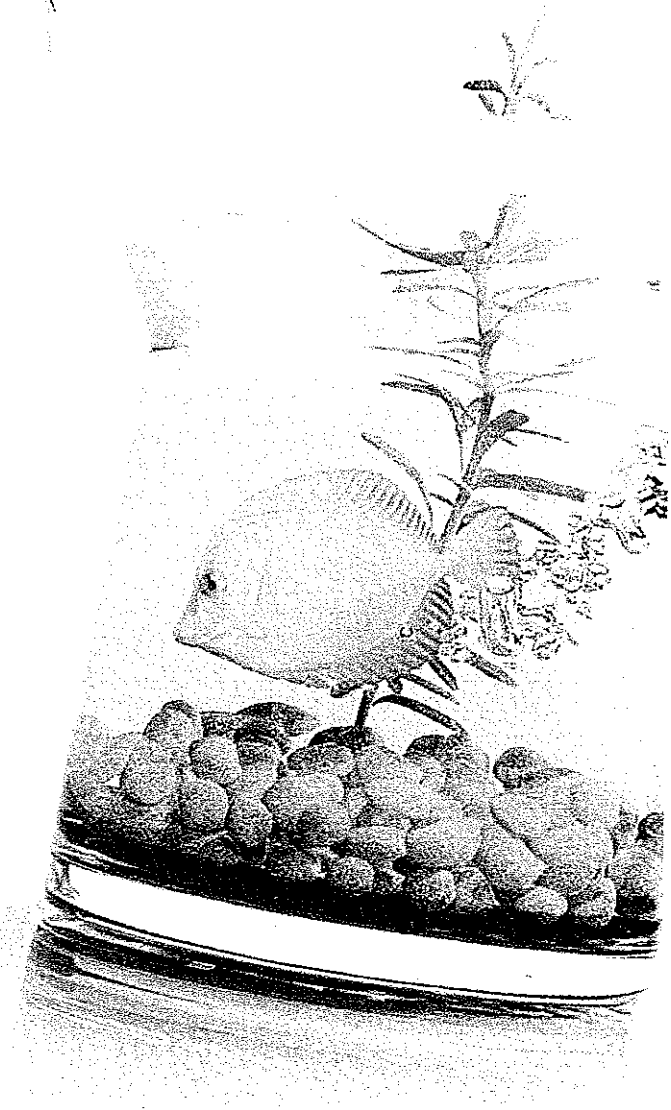
A Sample Chamber is required in order for the regulatory authority to take representative samples of the final effluent for testing

SERVICE

Package sewage treatment plants are installed to treat wastewater and to protect the environment They must be cared for and maintained so that they can continue to operate effectively Failure to do this will undoubtedly lead to pollution of the water environment which is an offence and may result in prosecution

For the Clereflo ASP, Conder Products recommends that a maintenance agreement is taken out to service the plant as indicated in the Environment Agency Guideline PPG4. A plant de-sludge should be carried out between 1 and 3 years (depending on the plant loading)

Through a nationwide network of British Water accredited service engineers Conder s service division Hydroserve offers a comprehensive range of services including commissioning and ongoing service contracts



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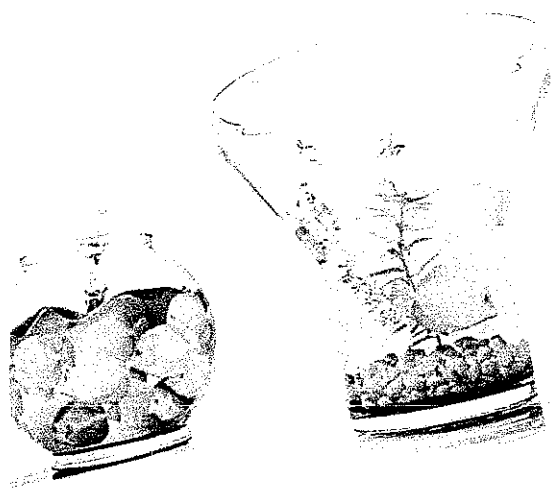

conder
ENVIRONMENTAL SOLUTIONS

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HYDROSERVE

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