



RIBBLE VALLEY
BOROUGH COUNCIL

02 APR 2012

THE
COUNCIL OF

For office use only

Application No.

320120340P

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

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Gavin	Surname:	Barret
Company name:	MARSTONS PLC				
Street address:	MARSTONS HOUSE				
	BREWERY ROAD				
Town/City:	WOLVERHAMPTON				
County:	West Midlands				
Country:					
Postcode:	WV14JT				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ian	Surname:	Murray
Company name:	IMD & Associates				
Street address:	IMD				
	Associates				
	1 Sentinel Court				
Town/City:	Blackburn				
County:	Lancashire				
Country:					
Postcode:	BB12EH				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:	info@imdandassociates.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Combined sewer separation works, new sewage treatment plant, new grease trap and general modifications to existing drainage to suit.

Has the building work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	EDISFORD BRIDGE HOTEL		
Street address:	EDISFORD BRIDGE		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 3LJ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	372480		
Northing:	441479		

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

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

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Others - description:

Type of other material:

Sewage Treatment

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Kargester HEQ7H Envirosafe Sewage Treatment Plant
<http://www.klargester.com/products/envirosafe.htm>

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:

898.01

Vehicle Parking

320120340P

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

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

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☒ Unknown ☐
 Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

898.01

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 an appropriate 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 ☐ Main sewer ☐ Pond/lake
☒ Soakaway ☒ Existing watercourse

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:

Licensed Public House

Is the site currently vacant? ☐ Yes ☒ No

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

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

1,775

sq.metres

22. Industrial or Commercial Processes and Machinery

Please 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:

General pub operations. all foul water and surface water will be separated. s/w will dissipate naturally. foul will be treated at the proposed sewage treatment plant. clean effluent will join s/w and dissipate naturally and the foul matter removed from the tank on regular intervals. Also, all kitchen waste will flow directly into new grease separator plant before joining the main network.

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

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.

Title: First name: Surname:

Person role:

Declaration date:

☒ Declaration made

5. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

320120340P

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 ☒

(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: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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

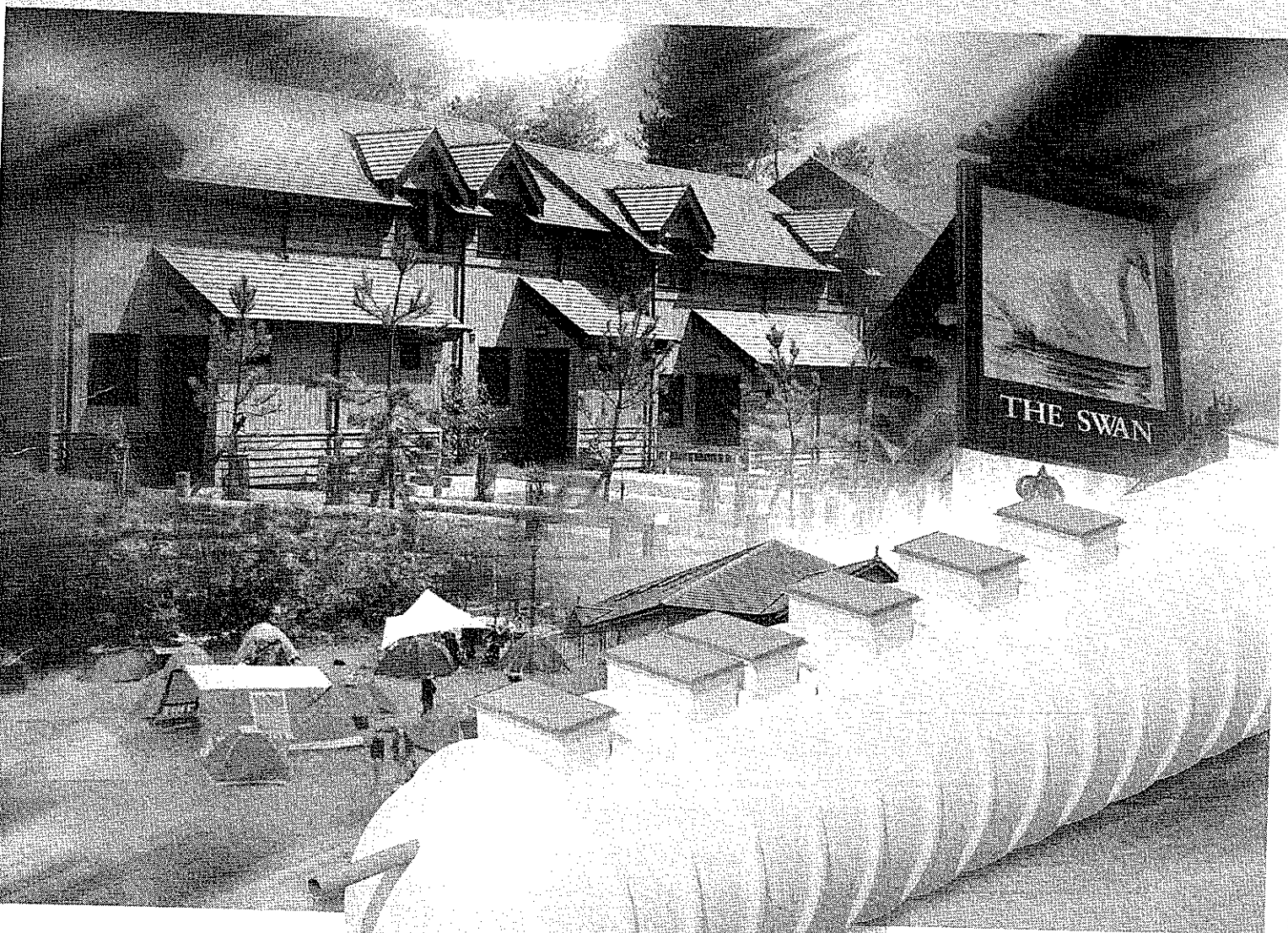


Date

Environmental

320120340P

Klargester Envirosafe
Advanced Sewage Treatment Systems



Sustainable, Reliable, Affordable


Kingspan®

Klargester Envirosafe

Introducing the new **Envirosafe** range

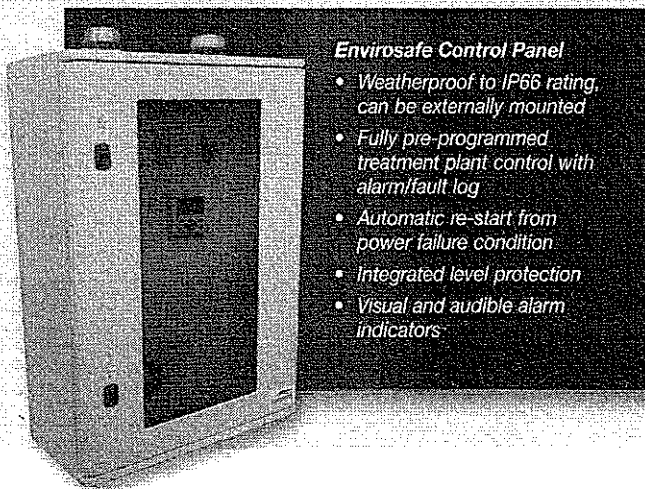
Heightened environmental standards, more stringent controls, new European guidelines and the introduction of new Building Regulations have placed greater importance than ever before on the need to install correctly sized and specified sewage treatment plants.

Such systems have to deliver high performance, but also be capable of supporting future demand, not just current level of use.

The requirement for a more flexible plant has led to the development of **Envirosafe** – a wholly new range of sewage treatment plant to meet the demands of today's consumer.

We have drawn on over 40 years of expertise in treatment plant technology in order to meet our own strict criteria in the development of the **Envirosafe** plant:

- High and medium rate performance options across a range of influent and effluent qualities
- Adaptable to specific consent requirements including 'Total Nitrogen'
- Low head loss
- Minimal footprint area
- Single piece tank for rapid installation and reduced costs
- Variable invert options
- Minimal visual impact (below ground)
- Low running costs
- May be installed in trafficked areas (subject to loading)
- Compliant with EN-12255
- Designed for applications selected in compliance with British Water Code of Practice Flows and Loads
- Low maintenance
- Alarm protected



Process Design

Envirosafe sewage treatment plants employ a plug flow combination of aerobic and anoxic processes in a fluidised bed arrangement. This operates in conjunction with an advanced system of air diffusers and selected media to deliver optimum levels of purification.

This process takes place in three distinct stages:-

1. Primary Settlement

This is the initial stage of treatment and simply involves the retention of coarse solids present in raw sewage and wastewater for subsequent gradual breakdown. **Envirosafe** features two chambers to ensure efficient operation with a flow balancing facility.

2. Biological Treatment

Substantial BOD reduction takes place here, where the carbonaceous pollutants are removed by presenting the sewage to the micro-organisms in the presence of oxygen. The treatment is achieved by high efficiency air diffusers continually pumping oxygen through the biological media and fluidised effluent. Standard **Envirosafe** models utilise two aerobic treatment chambers for lower performance applications. Where higher effluent standards are required, the HEQ models employ a third anoxic zone.

3. Settlement

A natural by-product of biological treatment is humus sludge and this is separated for further treatment. The treated effluent is discharged via the outlet.

Total nitrogen consents can be achieved with HEQ models (contact our sales office for your application)

Flow Management

Envirosafe's design incorporates flow management in order to both stabilise influent volume variations and to minimise hydraulic impact on the final settlement process. Such control ensures that final effluent remains at a consistently high quality.

Options

- Medium (MEQ) and high (HEQ) effluent quality configurations
- Choice of inverts (from 0.5 to 2.0m)
- Duty and Standby blowers (as required)
- Alarm Systems
- Sample chambers
- Pumping stations
- Extension shafts (to 2.0m maximum standard invert)

Submerged Scum Baffle

The submerged baffle design prevents floating fine particles from exiting the plant, retaining scum within the final settlement chamber.

Integral Flow Management

Envirosafe features internal volume balancing to counteract surges in influent and periods of low flow. This avoids the detrimental effects on process performance caused by variable and shock loads.

Air Diffusers

Pumped air diffusers supply oxygen to the bacteria growing on the surface of the media. Aeration also optimises the treatment process by scouring away excess biomass.

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Final
Settlement Tank

Biozone

Blower Kiosk (optional)

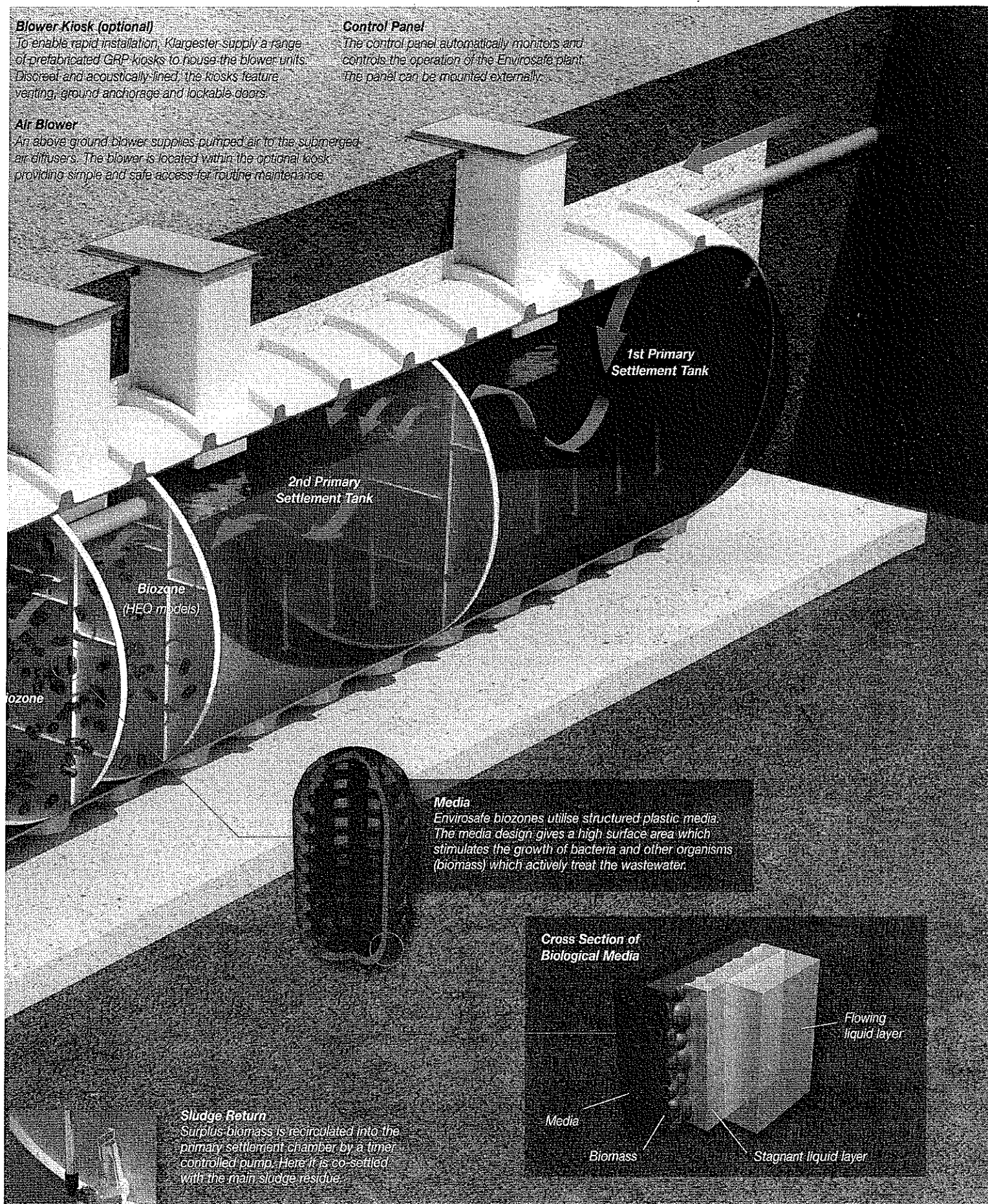
To enable rapid installation, Klargester supply a range of prefabricated GRP kiosks to house the blower units. Discreet and acoustically lined, the kiosks feature venting, ground anchorage and lockable doors.

Air Blower

An above ground blower supplies pumped air to the submerged air diffusers. The blower is located within the optional kiosk, providing simple and safe access for routine maintenance.

Control Panel

The control panel automatically monitors and controls the operation of the Envirosafe plant. The panel can be mounted externally.



Biozone
(HEQ models)

2nd Primary
Settlement Tank

1st Primary
Settlement Tank

Media

Envirosafe biozones utilise structured plastic media. The media design gives a high surface area which stimulates the growth of bacteria and other organisms (biomass) which actively treat the wastewater.

Cross Section of Biological Media

Flowing
liquid layer

Media

Biomass

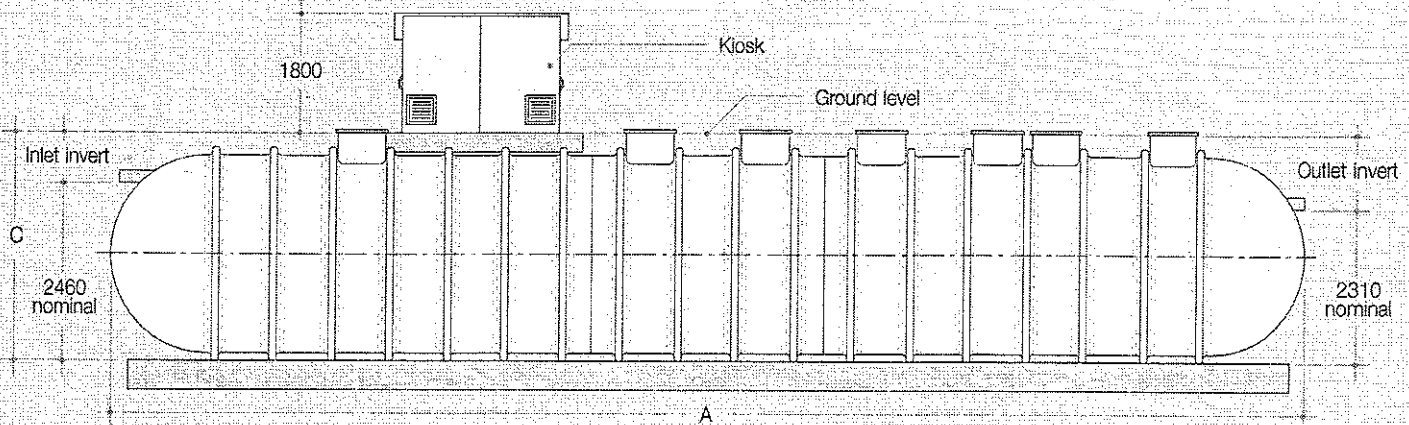
Stagnant liquid layer

Sludge Return

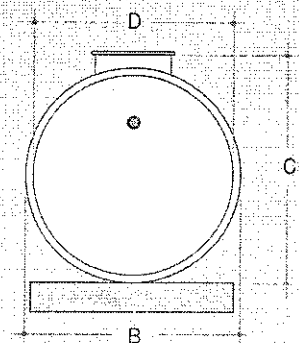
Surplus biomass is recirculated into the primary settlement chamber by a timer controlled pump. Here it is co-settled with the main sludge residue.

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Technical Specification



High Effluent Quality (HEQ) Models	7H	38H	42H	47H	55H	67H	80H
Maximum flow (m ³ /day)	15	20	25	30	40	50	60
Retention time (hrs)	46	39	35	32	28	28	27
Medium Effluent Quality (MEQ) Models	**	38	42	47	55	67	80
Maximum flow (m ³ /day)	17	23	28	35	46	58	70
Retention time (hrs)	41	34	34	28	26	24	23
A Overall Length (m)	7.4	8.1	8.9	9.7	11.2	13.5	15.8
B Overall Width (m)	2.8						
C Height (m)							
500mm Inlet / 650mm Outlet Invert*	3.02						
1000mm Inlet / 1150mm Outlet Invert*	3.52						
1500mm Inlet / 1650mm Outlet Invert*	4.02						
2000mm Inlet / 2150mm Outlet Invert*	4.52						
D Diameter (m)	2.6						
Volume (m ³)	34	38	42	47	55	67	80
Weight approx (kg)	3000	3200	3400	3800	4200	4700	5400
Inlet / Outlet Diameter (mm)	160						



Notes:

* Extension necks can be added to turrets to achieve deeper inverts. Alternative pipe sizes may be ordered. For deep installations over our standard 2m invert, we recommend an independent civil engineer advice be sourced. Weights are dry weights and installers must ensure there is no water in the tanks before lifting. All weights are approximate. Klargester reserve the right to alter the above dimensions without prior notice.

**See Klargester Biotec® range, model ref. Biotec® 7

Service & Maintenance

Envirosafe's individual chambers have large dedicated manholes to allow quick and easy maintenance access. Servicing is also simplified as **Envirosafe's** flow control makes it unnecessary to empty the biozones, as is the case with other designs of treatment plant.

As a result, the biozones immediately resume operation following servicing, whilst the influent level is restored. As a result there is no loss of plant performance during periodic maintenance.

Specialist Advice

Delivering high quality effluent requires careful evaluation of the various parameters affecting each scheme. Relatively minor changes may result in the loss of one or more of the required effluent qualities.

Klargester's team of technical specialists assess each site's demands and application and tailor a technical specification to meet the consent requirements.

Plant sizing is not only calculated on current demand but also gauged on potential future loading in order to meet the latest legislative criteria.

The Market Leading Range of Klargester Sewage Treatment, Pumping and Drainage Solutions from Kingspan Environmental



Commercial Sewage Treatment Plants



Large Capacity Pumping Stations



Stormwater Attenuation Systems



Domestic Sewage Treatment Plants



Packaged Pump Systems



Reed Beds



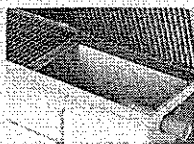
Oil/Water Separators



Septic Tanks



Below Ground Storage Tanks



Grease & Silt Traps



Packaged Drainage Systems

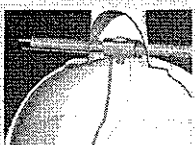
KingspanWater Rainwater Harvesting Solutions



Residential & Commercial Rainwater Harvesting



Domestic Rainwater Harvesting



Garden Watering Systems

Kingspan Environmental Accredited Installers

Strategically located throughout the UK and Ireland Kingspan Environmental Accredited Installers are appointed following a selection process which assesses their installation expertise reputation and financial status

These performance criteria together with their design skills and knowledge of Kingspan Environmental products are also reviewed to ensure that the highest levels of professionalism are maintained



Free Site Visit

To help determine your exact requirements, Klargester offer free site visit support from our team of specialist Area Sales Managers. Please call, fax or click for more information

Kingspan Environmental Service

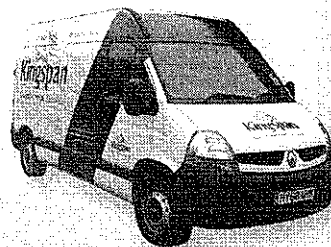
Who better to look after your treatment plant than the people who designed and built it?

Kingspan Environmental have a dedicated service division providing maintenance for wastewater treatment products

Factory trained engineers are available for site visits as part of a planned maintenance contract or on a one-off call out basis

To find out more about protecting your investment and ensuring peace of mind, contact us on **0845 355 0555** or visit us online at

www.kingspanenvservice.com



Accredited to
BS EN ISO 9001: 2008
BS OHSAS 18001: 2007



Issue No 7: August 2010



Klargester

UK: College Road North Aston Clinton Aylesbury Buckinghamshire HP22 5EW

Tel: +44 (0) 1296 633000 Fax: +44 (0) 1296 633001

Scottish Office: Tel: +44 (0) 1355 248484

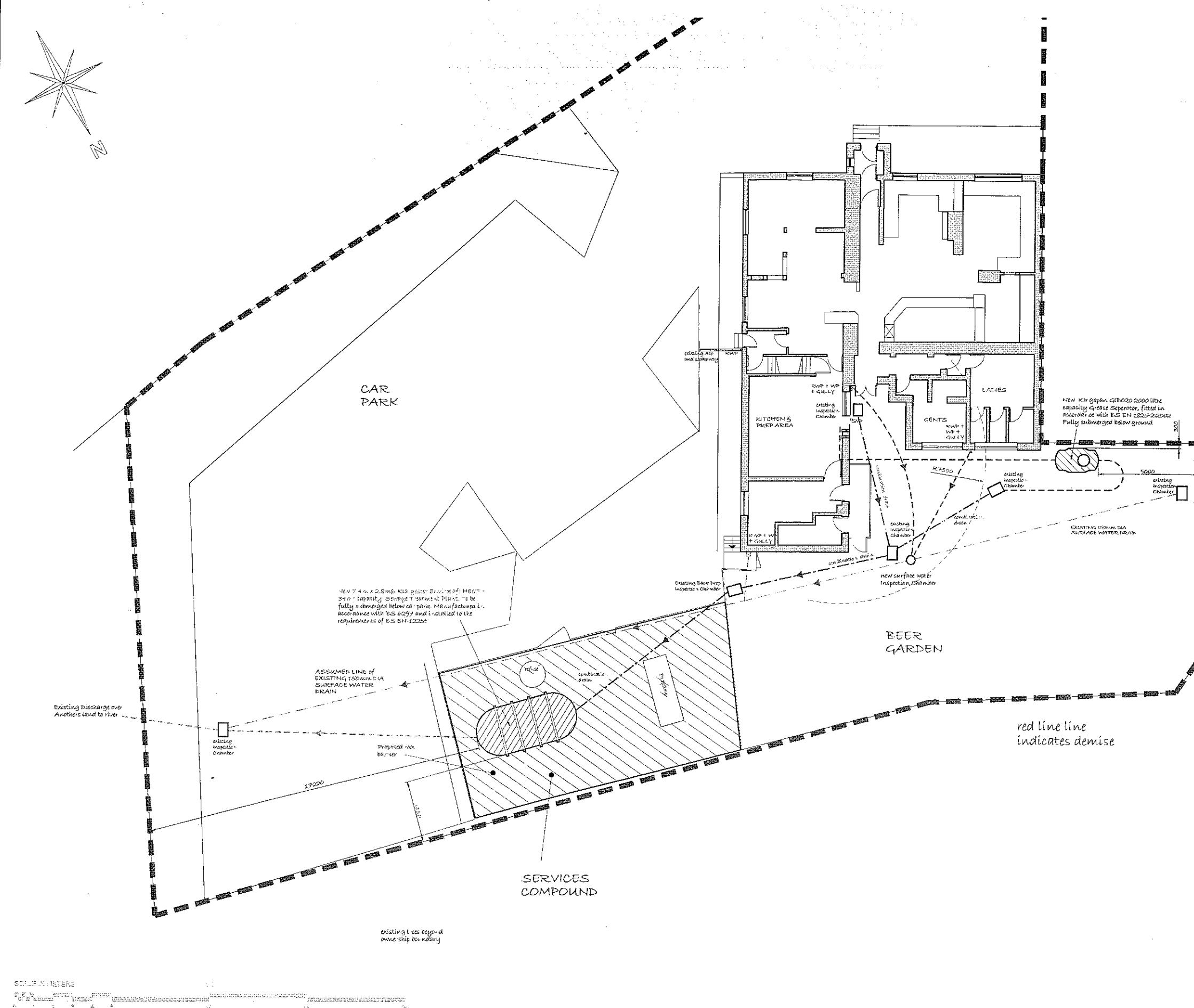
email: info@klargester.com

Ireland: Unit 1a, Derryboy Road, Carnbane Business Park, Newry, Co Down BT35 6QH

NI Tel: +44 (0) 28 302 66799 Fax: +44 (0) 28 302 60046 ROI Tel: 048 302 66799 Fax: 048 302 60046

email: info@klargester.ie

Visit our website www.klargester.com, or our company website www.kingspanenv.com



Line denotes existing conveyance drain. This will receive a foul only drain when the separate system is introduced.

Li s denotes new 150mm f.e.d. oil.

Line denotes existing S.W drain.

Li s denotes new 150mm s.w surface water drain.

Line denotes new 150mm drain to discharge treated effluent waste.

PROPOSED WORKS

1) Separate oil surface & foul water drainage & run new 150mm s.w drain s into the existing surface water drainage. Avoid s surface water discharging into new sewage treatment plant.

2) Provide and install new HECOPAC Sewage Treatment Plant as indicated on plan. Manufactured in accordance with BS 6297 & d installed to the requirements of BS EN 12255.

3) Provide and install new COMPOSER Grease Separator as indicated on plan. Recommended installation distance is min 7.5m from the last fixture to the unit and adequate clearance for the routine cleaning and maintenance must be maintained. Fitted in accordance with BS EN 12055-2-2002. Collect all kitchen waste directly into new Grease Separator via new 150mm drain.

4) Repair agreed lengths of d oil & o day as highlighted in survey report.

5) Repair agreed lengths of RWP & g system & o day as highlighted in survey report.

GENERAL NOTES

1) The design & construction of the proposed drainage works is to be in accordance with the current Building Regulations (Part H) and n.h.b. requirements, in conjunction with all relevant British Standards, Codes of Practice and is to be carried out to the satisfaction of the local authority building inspector. Do not scale from drawings - figured dimensions only to be used. Any errors or omissions to be reported to the architect.

2) The onsite co-ordinator is responsible for correctly establishing all dimensions, invert levels, positions of existing drains / chambers / sewers and sizes relevant to the works outlined in this drawing & is responsible for executed works.

3) Where it is required that inspection is made by the local authority this shall be arranged by the co-ordinator to suit their program.

4) All proprietary fixings shall be installed in accordance with the manufacturer's recommended dimensions.

5) A new rain water goods downpipes, SVTs etc to match existing.

6) Any drains wholly or partly under building to be excavated in min 100mm of gravel or other approved flexible filling. Where drains pass through a building a suitable opening to be formed to give a minimum 50mm clearance with concrete bridge (unzoned) over and connected on each side to rocker pipes with a length of at most 600mm a flexible joint.

7) Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired or replaced as may be required using appropriate and approved means.

8) All cast iron gully and drainage manholes & covers shall be 700mm g.d. unless otherwise specified.

9) All precast concrete units used in the drainage works shall be manufactured using sulphate resisting cement.

10) Manhole covers & d frames shall be to BS EN 124 and shall be kiln-dried or if to be recessed then in accordance with the FACTA association guidelines.

11) Depths of pits to be extrapolated from the invert levels and gradients specified.

12) All new sewers acting into the public drainage network to be verified fully, extra length to BS EN 295 or BS67 with plain, elevated or socketed flexible joints.

13) This drawing is for giving planning & d building regulation approval only. It does not assume that the onsite contractor is a suitably qualified, competent & experienced specialist who has members of a recognised national organisation. Operators shall have received full and appropriate training for the operations they are to undertake. All works shall be carried out in accordance with all parts of Health & Safety Regulations.

14) All drainage works shall comply with the typical details & d the requirements of BS EN 752.

320120340P

 Hm d and Associates Ltd	1 Sentinel Court Wilkinson Way Off Hastingden Road Blackburn Lancashire BB1 2EH Tel: 01254 696989 Fax: 01254 689880 Email: info@hmda-associates.co.uk	NOTES This drawing is copyright and must not be reproduced without the written permission of the designer. Contractors are to check all sizes and dimensions before setting out any site or shipwork. Any errors or discrepancies to be reported to the designer. Do not scale off this drawing.	REVISIONS A. Sizes and location of sewage overflows plan not allocated. B. Grates separator details and further notes added. C. Cover sizes added.	DATE March 2012 May 2012 April 2012	DWG DESCRIPTION Proposed Drainage Works		CLIENT Marston PLC	
					JOB TITLE The Edisford Bridge Edisford Rd BB7 3LJ	DRAWN BY I Murray	SCALE @ A1 1:100	DATE Jan 2012

[illegible]

IMD & ASSOCIATES LTD 1 Sentinel Court, Wilkinson Way Blackburn, Lancashire BB1 2EH Tel: 01254 689699 Fax: 01254 689860 Email: info@imdandassociates.co.uk		DWG. DESCRIPTION Location Plan		CLIENT MARSTON'S	
JOB TITLE Edsford Bridge Clitheroe				DRAWN BY R CROSS	
				SCALE @ A4 1:1250	
		DATE April 2012		DRAWING No 898.03	
				REV	