



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No.

Date received

320120449P

Fee paid £

Receipt No:

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 & Mrs	First name:	J	Surname:	Swift	
Company name:						
Street address:	Park Hey House			Country Code	National Number	Extension Number
	Stoneygate Lane			Telephone number:		
	Knowle Green			Mobile number:		
Town/City:	Preston			Fax number:		
County:				Email address:		
Country:						
Postcode:	PR3 2ZS					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas	
Company name:	Janet Dixon Town Planners Ltd					
Street address:	10A Whalley Road			Country Code	National Number	Extension Number
				Telephone number:	01200 425051	
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB7 1AW			jdixonplanners@btconnect.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erect two holiday units patio garden and garden and extend vehicular access.

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:	Park Hey House		
Street address:	Stoneygate Lane		
	Knowle Green		
Town/City:	Preston		
County:			
Postcode:	PR3 2ZS		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	364831		
Northing:	437276		

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):

Officer name:

Title: Mr First name: Colin Surname: Sharpe

Reference: CS/CMS/ENQ/2011/00310

Date (DD/MM/YYYY): 08/02/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Please see Design and Access Statement

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

If Yes, please provide details:

There is adequate space within the curtilage for the storage of waste

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste

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):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Cream coloured sponge finished render

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Natural Slate

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Powder coated aluminium and stained timber

Doors - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Powder coated aluminium and stained timber canopy

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Post and rail fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

Tarmac

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:

Location plan 1:2500

Site plan proposed plans and elevation 107 02A

Design and Access Statement

Details of package treatment plant

10. Vehicle Parking

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	4	4
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

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:

Agricultural land

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

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)

18. All Types of Development: Non-residential Floorspace (continued)

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A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	275.0	275.0
	Total	0.0	0.0	275.0	275.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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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	1	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?

967

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:

n/a

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

25. Certificates (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.

(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

Notice recipient		Date notice served
Name:	Sole Tenant- not applicable	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

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.

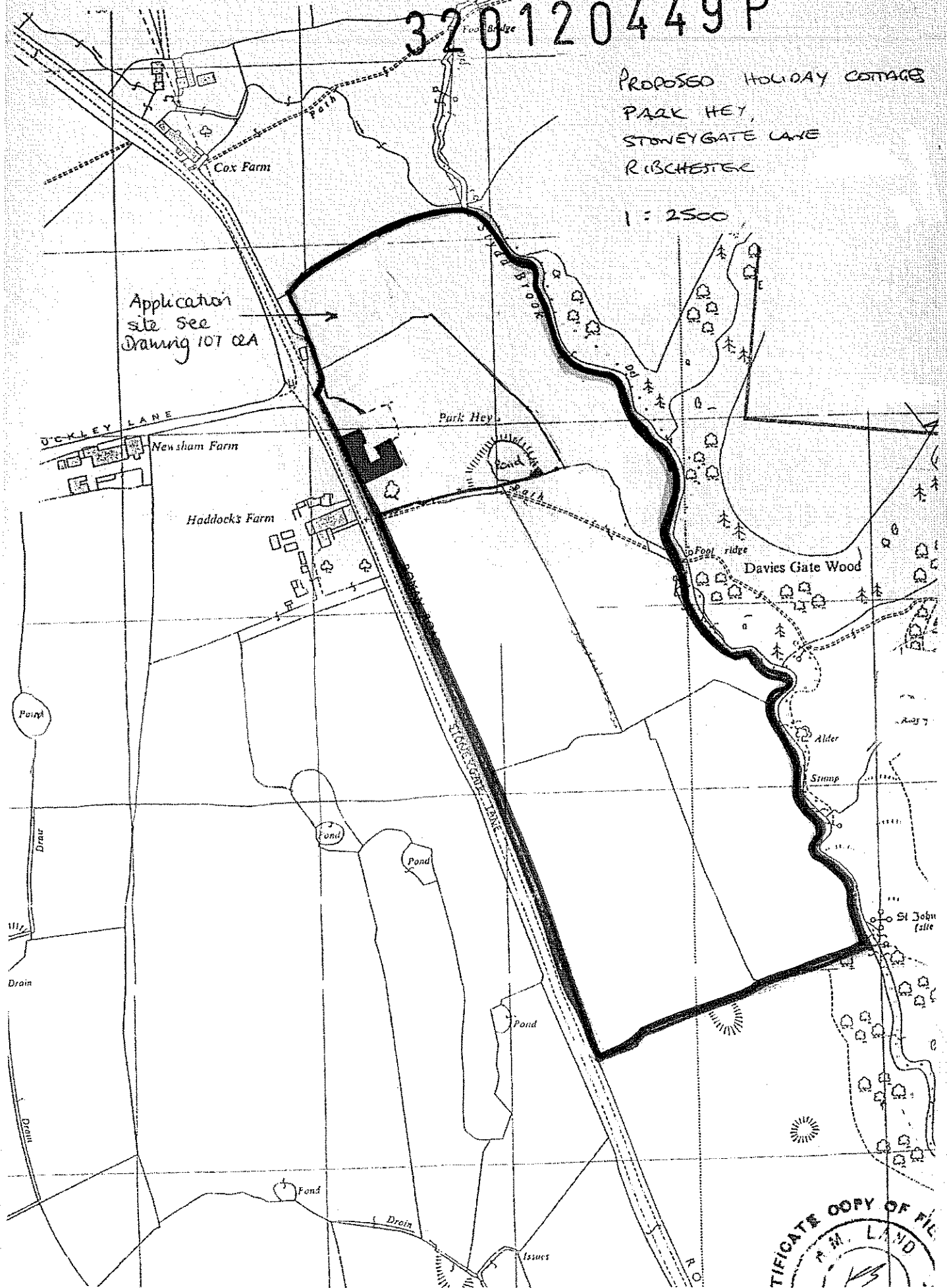


Date

320120449P

PROPOSED HOLIDAY COTTAGE
PARK HEY,
STONEYGATE LANE
RIBCHESTER

1 : 2500



TIFICATE COPY OF FILE
P.M. LAND
VS

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF AN APPLICATION FOR
PROPOSED HOLIDAY LETS ON LAND ADJACENT TO PARK HEY HOUSE,
STONEYGATE LANE, RIBCHESTER PR3 3SN**

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PROPOSAL AND SITE DESCRIPTION

The proposed development is a pair of semi-detached holiday lets with car parking and amenity area. This location has been chosen because of natural screening. The units have been designed to follow the contours of the land so that they appear to be single storey on the western side and two-storey on the eastern side. The entrance to the units is at ground level with living area, kitchen and bedroom, all suitable for wheelchair users, with two further bedrooms on the lower ground level.

The proposed holiday lets are to the east of the site of an agricultural building, which is under construction and to the north of the dwelling Park Hey House. All of the buildings will be served from an existing single vehicular access off Stoneygate Lane.

The surrounding landscape is characterised by sloping fields surrounded by substantial hedges and small areas of woodland. The applicants over the last 15 years have carried out significant amounts of trees and hedgerow management which has contributed beneficially to habitat protection.

ASSESSMENT

The site is within an area designated as Open Countryside outside the settlement boundary in the adopted Ribble Valley District Wide Local Plan (aRVDWLP). The policies in the Local Plan relevant to this proposal are:

G1 – Development Control

ENV3 – Development in Open Countryside

RT1 – General Recreation and Tourism

SITE HISTORY

3/2002/0506P – Erection of shed for tractors, farm equipment, winter feed, and lambing – approved.

3/2002/0504P – Car port and balcony to rear elevation – approved

6/1991/0135P – Conversion of barn to form part of existing dwellinghouse with link – approved.

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INVOLVEMENT

We received pre-application advice (ref CS/CMS/ENQ/2011/00310) from Planning Officer Colin Sharpe. He confirmed that the construction of a pair of holiday cottages at Park Hey House would be acceptable in principle. In accordance with the advice received the location of the holiday lets has been altered. The viability assessment submitted with the pre-application advice submission is still valid.

EVALUATION

The site is outside a defined settlement. Policy G5 of the aRVDWLP allows for small scale tourism and recreational development appropriate to rural areas subject to Policy RT1. Policy RT1 allows small scale tourism development which is physically well related to an existing group of buildings.

The proposed holiday lets will form a group with the existing house and the agricultural building under construction at Park Hey House, and buildings at The Haddocks and Haddocks Farm on the west side of Stoneygate Lane. The applications landholding is shown on the location plan and the proposal is to offer courses in country crafts with tuition given on a one to one basis by Mr Swift. Such courses would include hedge laying and dry stone walling. The applicants' land has been farmed on a wildlife friendly basis for many years. A site visit will reveal that extensive areas of planting have been undertaken which are now semi-mature, a pond has been planted for wildlife interest and species have been chosen with wildlife diversity in mind. Nature study, pond dipping, bird identifications and other courses using the land and surrounding area as a resource will be on offer. Furthermore, there are many walks along public footpaths including walks through Davies Gate Wood, which is an ancient woodland.

It is intended to create a warm, eco-friendly holiday accommodation to the highest standard with the aim of becoming 4 or 5 star rated. They intend to offer part serviced accommodation where breakfast would be prepared and served in the properties with the option for other meals also to be prepared and served. Clearly there would be spin-offs to the local economy by the purchase of goods and services locally.

The site is approximately 1.9km from the village of Ribchester. The proposed development is well screened by existing hedgerows and trees and will not be particularly visible in the landscape. The proposal complies with policies ENV3 and RT1 of the aRVDWLP.

DESIGN

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The proposed units when viewed from Stoneygate Lane will appear to be single storey. The units will be screened by the existing hedgerow along Stoneygate Lane and by the agricultural building which is under construction.

The proposed units are simple in form and will be constructed with a natural slate roof and a cream coloured rendered finish to the walls. There are many examples of rendered or painted cottages in the local area. On the eastern elevation of the units there is a timber framed bay window echoing the timbers within a traditional farm building which is glazed to afford views of the landscape to the east. This will provide exceptionally attractive visitor accommodation, particularly to those visitors who are wheelchair users or mobility impaired. The proposal complies with policy G1.

ACCESS

Vehicle access is from Stoneygate Lane. The vehicle access is to be widened as part of the development of the agricultural building and required by Condition 4 of permission 3/02/0506P, which stated "prior to the first use of the building hereby permitted, the existing vehicular access on to Stoneygate Lane shall be widened and improved as shown on drawing no. 1425/3 Rev B". Parking and turning for 4 cars is provided within the site.

Judith Douglas BSc (Hons) Dip TP, MRTPI
Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW

May 2012

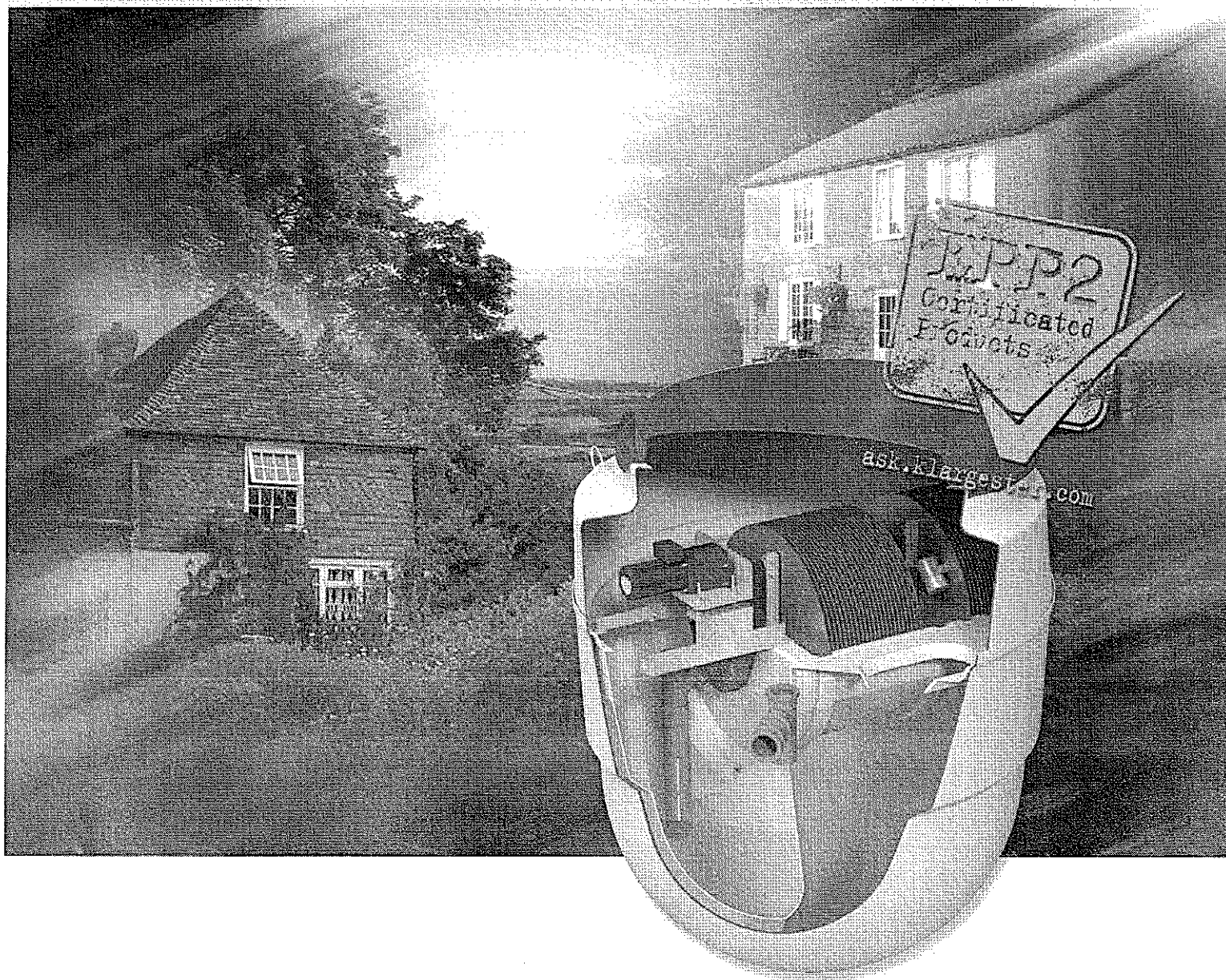
Environmental

Unit size proposed BA-X

Certified up to 95%
efficient to European
Performance Standards

320120449P **Klargester BioDisc® BA-BD**

High Performance Package Sewage Treatment Plants
for Residential Applications



Sustainable, Reliable, Affordable


Kingspan®

Klargester BioDisc® BA-BD

For domestic dwellings without access to mains drainage, the Klargester BioDisc® provides a reliable, efficient and environmentally safe solution to your sewage disposal needs.

It is ideal for locations where discharge is to sub-surface irrigation, or to a suitable watercourse where approved by the Regulator, and where a septic tank will not meet the required standards.

Certificated to European Standard EN-12566

In 2005, the Klargester BioDisc® underwent 40 weeks of stringent testing to assess its treatment efficiency to comply with the European Standard for small treatment plants

After delivering exceptionally high levels of pollution removal (95%) under varying loads and conditions, the Klargester BioDisc® was awarded its Performance Certificate

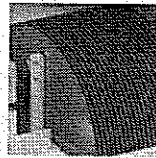
Only products that hold an EN-12566 certificate are approved for an exemption from a permit to discharge under the new EPP2 environmental legislation

The test report also highlighted:

- Klargester BioDisc® operates without noise or odour
- Maintenance requirements are low with good access
- No technical or mechanical faults
- Low power consumption at 1.3kw/d - approx 10-14 pence per day*
- Low sludge build up and large storage capacity

Designed for Quality, Reliability and Peace of Mind

Klargester has pioneered the development of packaged treatment plant with many thousands of successful installations worldwide. The Klargester BioDisc® is robustly constructed from corrosion free materials, manufactured and performance tested in accordance with BS EN-12566 and has been awarded Irish Board of Agrément Certification (for BA, BA-X and BB sizes only). Klargester is an accredited company under ISO 9001:2000 quality management systems. Klargester offer a range of alarm systems to alert the end user to mechanical failure. The installation of such, will be required under BS EN-12566



Unique Design

The Klargester BioDisc® is the only packaged sewage treatment plant utilising Rotating Biological Contactor technology for small domestic applications

This process offers inherent cost and performance benefits with a low carbon footprint

Assured Performance

Klargester BioDisc® is a high performance package treatment plant which, in normal domestic situations, will produce effluent qualities of better than 15mg/l BOD, 25mg/l SS and 15mg/l ammonia



Low Running Costs

Klargester BioDisc® has the lowest running and maintenance costs of any packaged treatment plant in its class

The single home unit requires an annual de-sludge only, the motor rating is 50 watts and routine mechanical maintenance is minimal

Low Lifetime Costs

Lowest running costs combined with the quality and durability of the equipment - particularly the drive motor which has a considerably longer service life than the pumps and blowers fitted to competitive units - all add up to a significantly lower lifetime cost for the Klargester BioDisc®



Process Stability

The Klargester BioDisc® is recognised for its process performance. This is further enhanced by its unique Managed Flow System, which ensures optimum

performance by smoothing peak flows and buffering biological loads over the whole working day

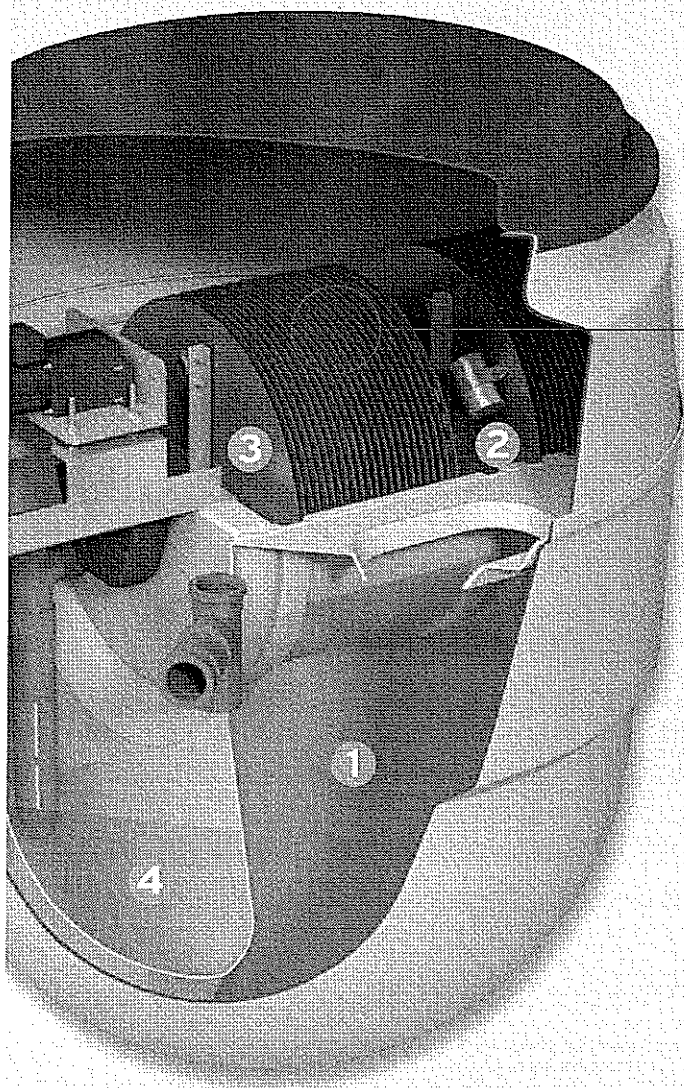


Low Profile Covers

Access for service and maintenance is provided via a durable, unobtrusive cover at ground level

* BA model BioDisc® - prices subject to local supplier.

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How the Klargester BioDisc® Works

Central to the operation of each Klargester BioDisc® is the Rotating Biological Contactor (RBC), which supports a biologically active film or biomass on to which aerobic micro-organisms, naturally found in sewage, become established. Natural breakdown of sewage can then occur as described below

The Breakdown Process

Wastewater and sewage flows into the primary settlement zone ① where solids are settled out and retained. This accumulated sludge should be drawn out periodically.

Partially clarified liquor containing fine suspended solids flows upwards into the first stage Biozone ② for breaking down by micro-organisms on the RBC. Suspended solids return to the primary settlement zone and the liquor is transferred to the second stage Biozone ③ for further treatment.

Any solids remaining are settled out in the final settlement tank ④. The very high effluent quality is discharged to a watercourse.

Rotating Biological Contactor (RBC)

The RBC comprises banks of vacuum formed polypropylene media supported by a steel shaft. This is slowly rotated by a low energy consumption electric motor and drive assembly.

***Note:** The Klargester BioDisc® is designed to deal with normal domestic sewage. If the sewage is likely to contain unusual substances, please consult Klargester.*

Dispersal

Subject to relevant authorities consent and site conditions, the plant discharge can be a watercourse or to a drainage field.

Standard Invert Options

Three standard drain invert level options are available from stock to match the site topography and where applicable, minimise the excavation depth. The Klargester BA, BA-X and BB BioDisc® are available with an integral pump to move effluent from point of treatment if site level demands.

Nationwide Availability

Klargester products can be sourced from your local builders merchant or through local pollution control specialists.

Klargester BioDisc® BA-BD

Specification

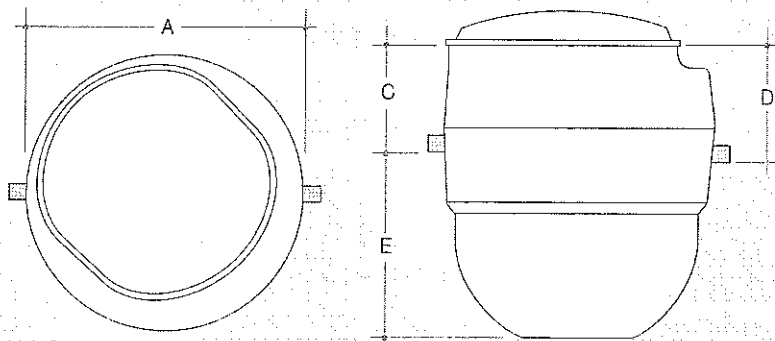
Unit Size	Single House		Multiple Houses		
	BA	BA-X	BB	BC	BD
Population Equivalent	1 house up to 4 bedrooms	1 house up to 7 bedrooms	2 houses up to 8 bedrooms	3 houses up to 12 bedrooms	4-5 houses 15-16 bedrooms
Overall Diameter / Width (A) mm	1995	1995	1995	2450	2450
Overall Length (B) mm	-	-	-	-	3340
Standard Drain Invert Inlet (C) mm	750*	750*	750*	600†	600†
Standard Outlet (D) mm	835	835	835	685	685
Depth from Invert to Base (E) mm	1400	1400	1400	1820	1820
Pipework Diameter (mm)	110	110	110	110	110
Sludge Storage Period (approx)	12 months	9 months	6 months	7 months	6 months
Standard Power Supply	Single phase	Single phase	Single phase	Single phase	Single phase
Motor Rating	50W	50W	50W	75W	75W
Weight (tonnes) standard units	0.388	0.418	0.418	0.650	1.100

Applications which include waste disposal units will require special sizing. Please consult Klargester.

* Optional invert depths of 450mm and 1250mm are available † Optional invert depth of 1100mm is available

** Optional integral pump available in BA, BA-X and BB models

BioDisc® BA, BA-X, BB and BC

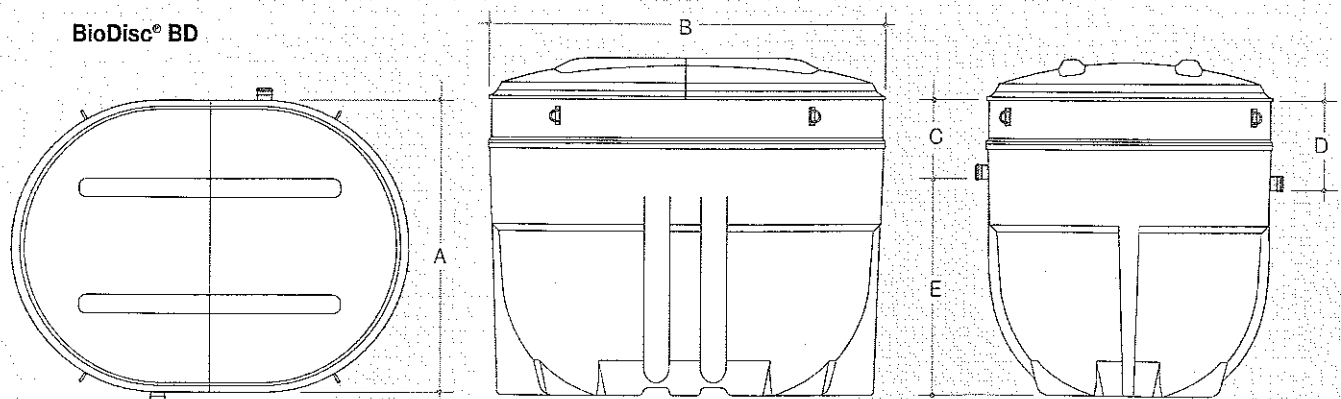


Sizing Your Treatment Plant

The above table is a general guide to selecting the correct Klargester BioDisc® for your property but, with many variables to consider, it is essential to obtain an accurate assessment.

We are pleased to offer professional advice by adhering to British Water's sizing criteria published in their guidance booklet 'Flows and Loads'. By following this best-practice, Klargester will ensure you are installing the most suitable BioDisc® model to serve your needs.

BioDisc® BD



320120449

Quick and Easy to Install

Supplied as a complete palletised unit with lifting and lowering fixings, the Klargestar BioDisc® is ready for installation on a suitably prepared site. The unit should be stabilised in concrete and the back fill completed with concrete.

We can provide an installation service through our network of Accredited Installers and full details are provided in our comprehensive installation instructions covering all site conditions. Additional technical information sheets are available on the Klargestar BioDisc® process, siting, installation, effluent disposal and other specific topics. Please contact Klargestar for further information.

Hiab Off-loading

Klargestar can provide on-site mechanical off-loading if required (subject to location), please enquire.

Complete Monitoring and Control

Klargestar's high-tech control panel features an alarm and digital read-out display, providing the homeowner with an immediate alert should any problem occur.

The control panel  is able to communicate the nature of any fault, including loss of disc rotation*, pump failure*, or power failure. The display will inform the householder, or maintenance representative on site via a digital display and fault code.

The system also features a highly visible external beacon  (optional) as a primary warning.

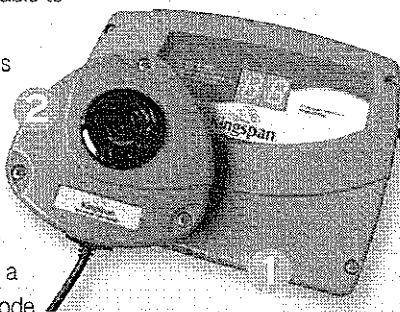
The control panel has a facility for telemetry to be fitted (supplied by others) to enable remote fault diagnosis by service engineer.

Alarms are now required for sewage treatment plants in the event of a power failure.

EN 12566-3 Section 6.0 para 6.1.1 states:

"Plants shall be provided with an alarm to indicate operational failure (for example electrical, mechanical or hydraulic failure). The manufacturer shall indicate which kind of failure is detected with the alarm."

* Optional sensor fittings



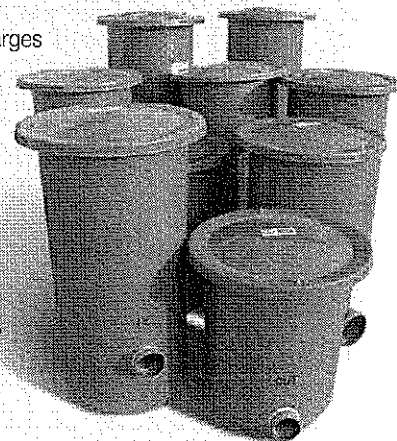
The new control and alarm panels offer a range of features and benefits including:

- Digital display with fault code to speed up fault diagnosis
- Rapid wiring installation
- Facility for optional telemetry to be fitted
- Flasher beacon available if required (optional)

Sample Chambers

When a treatment plant discharges into a watercourse, it is a regulatory requirement to have a sampling point so that the effluent quality can be periodically checked by regulatory bodies.

Available to suit all outlet depths of our standard ranges, a Kingspan Environmental sample chamber provides the solution, enabling both quick installation and easy access for accurate and convenient effluent testing.



Solutions for All Your Off-mains Needs

Klargestar has a sewage treatment solution to meet a wide range of requirements, from single house treatment plants to larger industrial/commercial and community developments:

- Individual houses (of all sizes)
- Off-mains developments of various sizes (housing, commercial, industrial)
- Offices and commercial properties
- Upgrading existing septic tank systems

If you already have a septic tank and would like to upgrade to a sewage treatment plant, we can meet your requests.

The company has the expertise and experience in upgrading to biological treatment plants and has a network of Certified Installers that can carry out the work effectively and efficiently.

If you must pump sewage to the mains, we can supply you with a pump station to meet your requirements. Please contact Klargestar for further details.

Klargester Reed Beds

What is a Reed Bed?

A reed bed is a filtration process used in conjunction with a Klargester BioDisc® treatment plant to further enhance the quality of the effluent migrating into a drainage field or surrounding watercourse

Benefits

- Tertiary treatment for new applications with tight discharge consents
- Satisfies new building regulations
- Improved effluent quality for existing works
- Very low maintenance
- Aesthetically pleasing and environmentally friendly
- Easy to install and maintain
- Significantly improves discharge after a treatment plant

Design

- Advanced Patented design delivers superior performance
- Pre-fabricated to ensure correct sizing
- Modules designed with a hydraulic gradient across the length of the units
- Performance tested in Germany to EN12566-3 in combination with a Part 3 plant
- Adjustable outlet weir allows water level control
- Modular system comprising of:
 - 2 individual reed beds = Single house application**
 - 4 individual reed beds = Two house application**
- One piece GRP moulding installed flush to the ground
- Reeds and GRP beds supplied. Washed pea gravel, 'growing' media by others (not included)
- Effluent discharge is typically improved by at least 50%, providing reduced BOD and suspended solids
- Provides rooting zone depth of 600mm (required by Phragmites Australis)



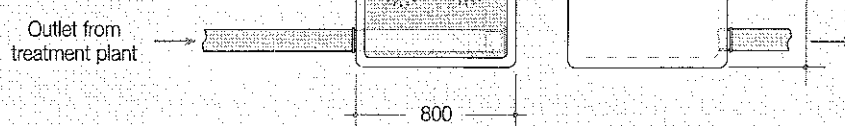
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Specification

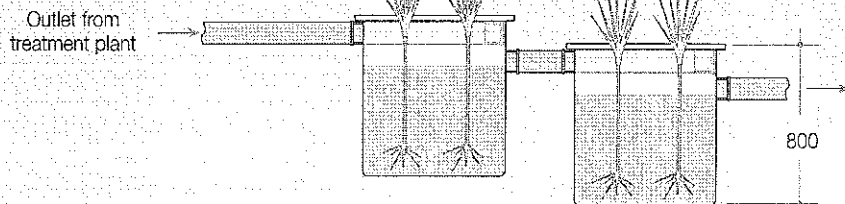
Reed Bed	HRB006	HRB012
Population Equivalent	6	12*
Length (mm)	2500	2500
Width (mm)	800	800
Depth (mm)	800	800
No. Required	2	4
Outlet Size (mm)	110	110

*12 population equivalent maximum

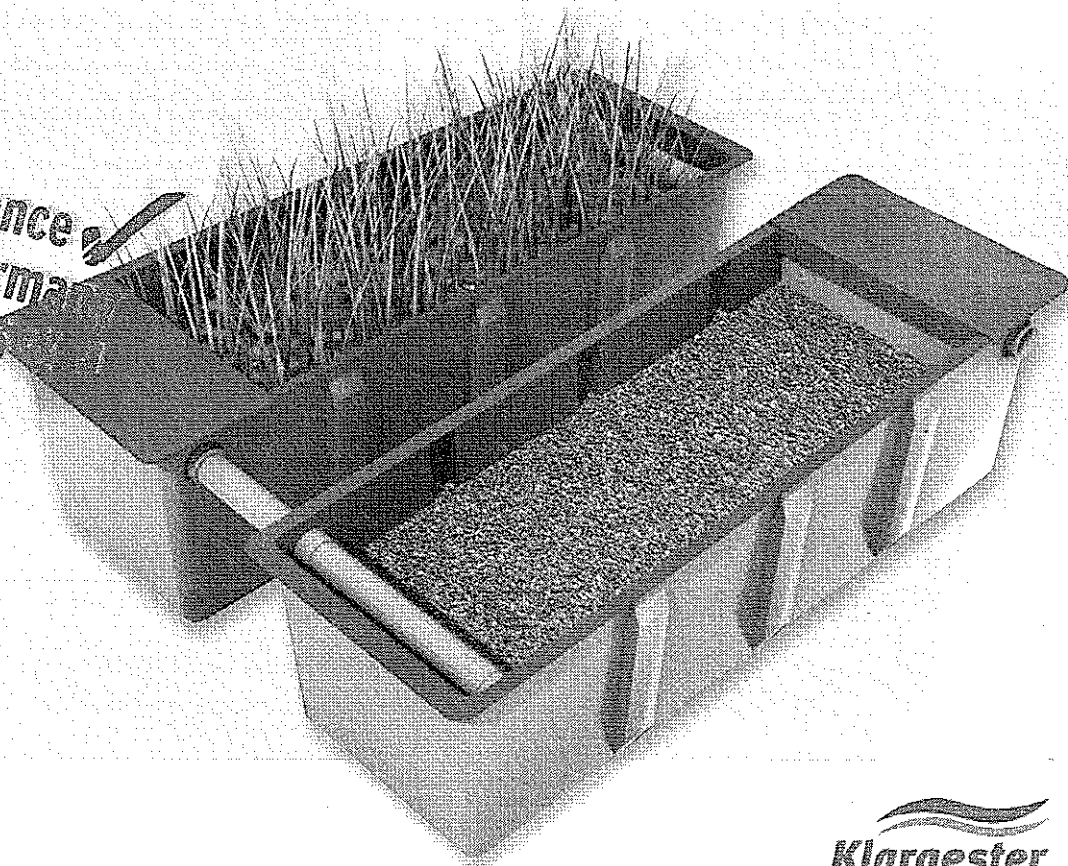
Outlet from
treatment plant



Outlet from
treatment plant



Performance
Tested in Germany
to EN12566



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



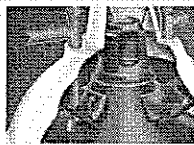
Packaged Pump Systems



Reed Beds



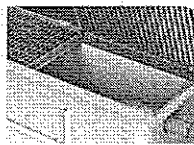
Oil/Water Separators



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



Larger Applications

Klargester also manufactures BioDisc® plant to cater for larger applications such as residential developments caravan sites and hotels

As specialists in wastewater treatment we are able to provide solutions for many different applications Please contact us for further information

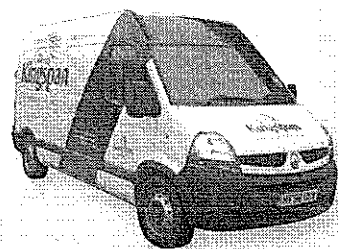
Kingspan Environmental Service

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

iab
Bord Agrément na hÉireann
Irish Agrément Board
IAB No 01/0094



BRITISH WATER

UK GREEN BUILDING COUNCIL

Issue No. 16: August 2010



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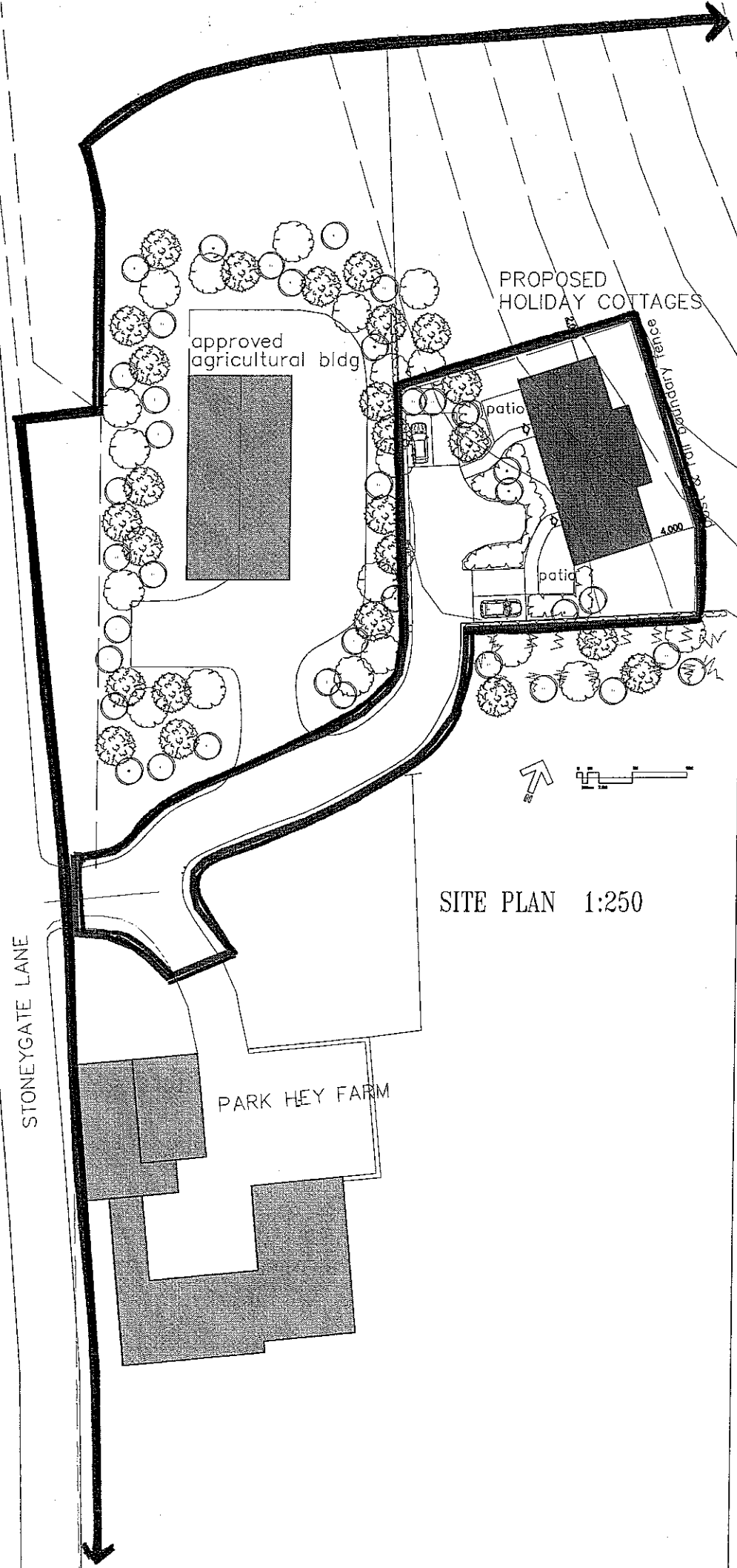
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Ireland: Unit 1a, Derryboy Road, Carnbane Business Park, Newry, Co. Down BT35 6QH

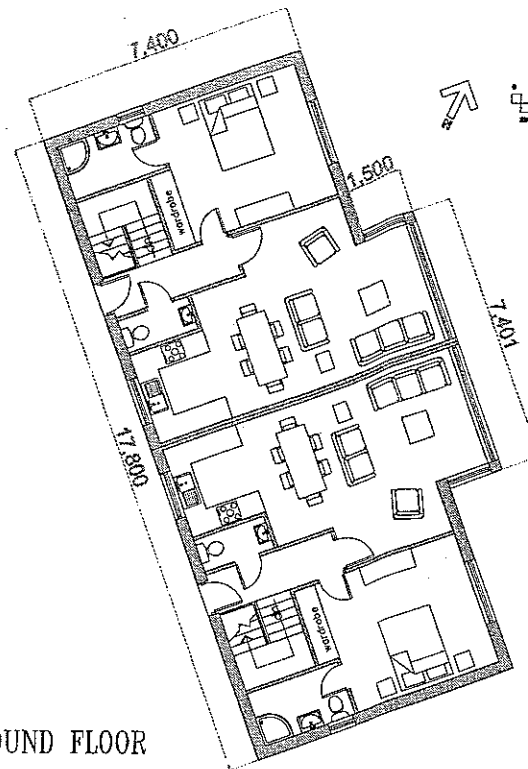
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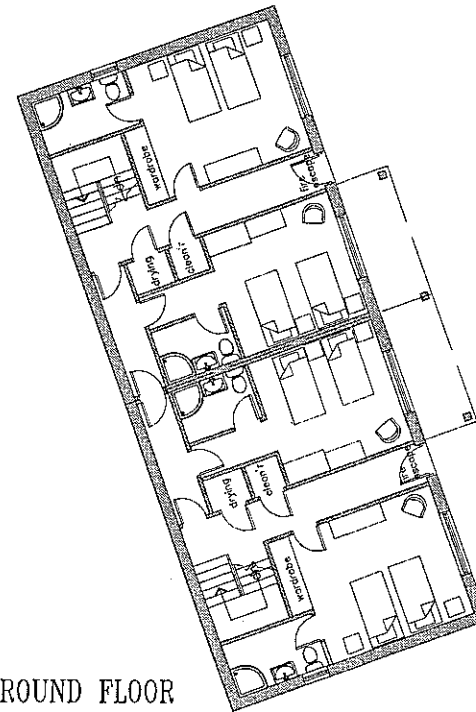
Visit our website www.klargester.com or our company website www.kingspanenv.com



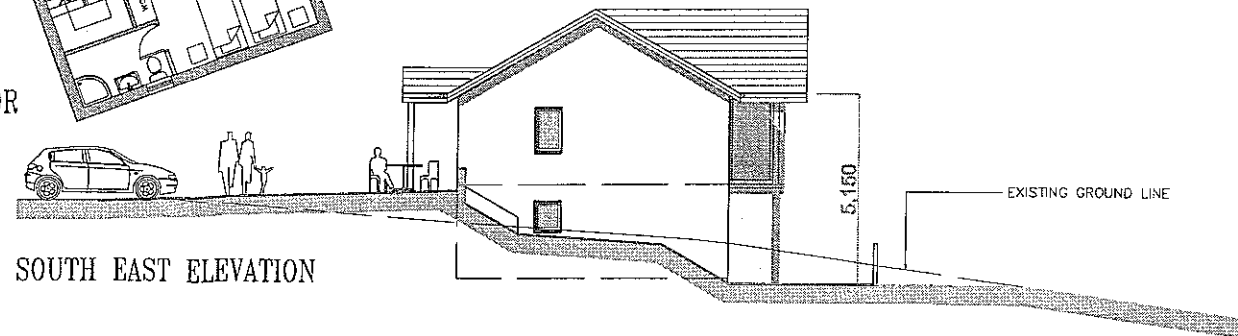
GROUND FLOOR



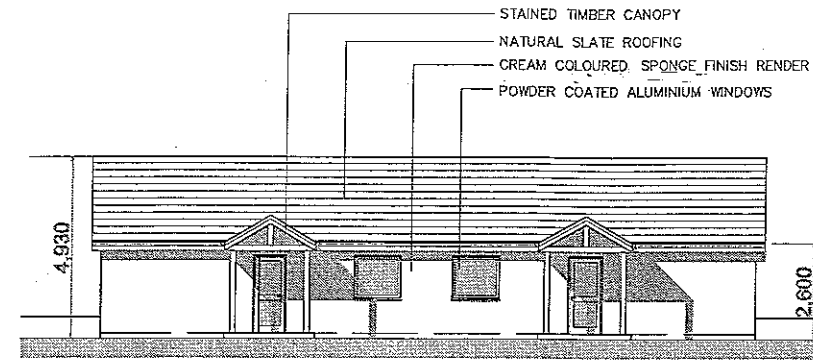
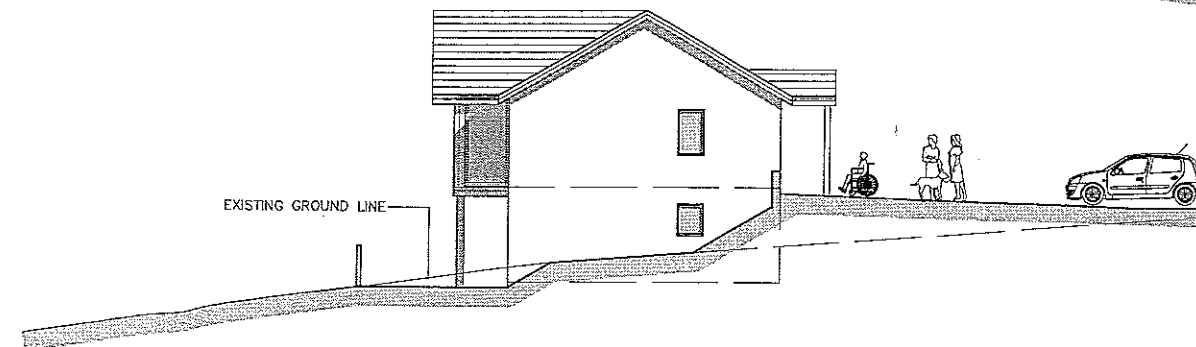
LOWER GROUND FLOOR



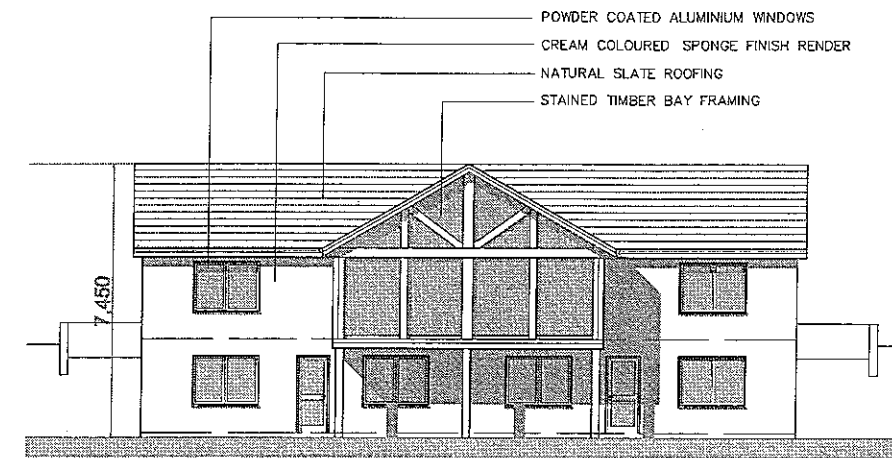
SOUTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

- STAINED TIMBER CANOPY
- NATURAL SLATE ROOFING
- CREAM COLOURED SPONGE FINISH RENDER
- POWDER COATED ALUMINIUM WINDOWS

- POWDER COATED ALUMINIUM WINDOWS
- CREAM COLOURED SPONGE FINISH RENDER
- NATURAL SLATE ROOFING
- STAINED TIMBER BAY FRAMING

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project
PARK HEY
STONEYGATE LANE

drawing
PROPOSED
HOLIDAY COTTAGES

scale 1:100, 1:250 date 4/12 drawn mr

number 107 02 rev A