



RIBBLE VALLEY
BOROUGH COUNCIL

320120660P

For office use only

Application No.

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:	Roy	Surname:	Brown	
Company name:						
Street address:	Moor House Farm, Clitheroe Road			Country Code	National Number	Extension Number
				Telephone number:		
	Knowle Green			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	UK					
Postcode:	PR3 2YS					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Antonio	Surname:	Caparelli	
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:

ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING, HARDSTANDING AND NEW SEPTIC TANK AND ELECTRIC METER HOUSING

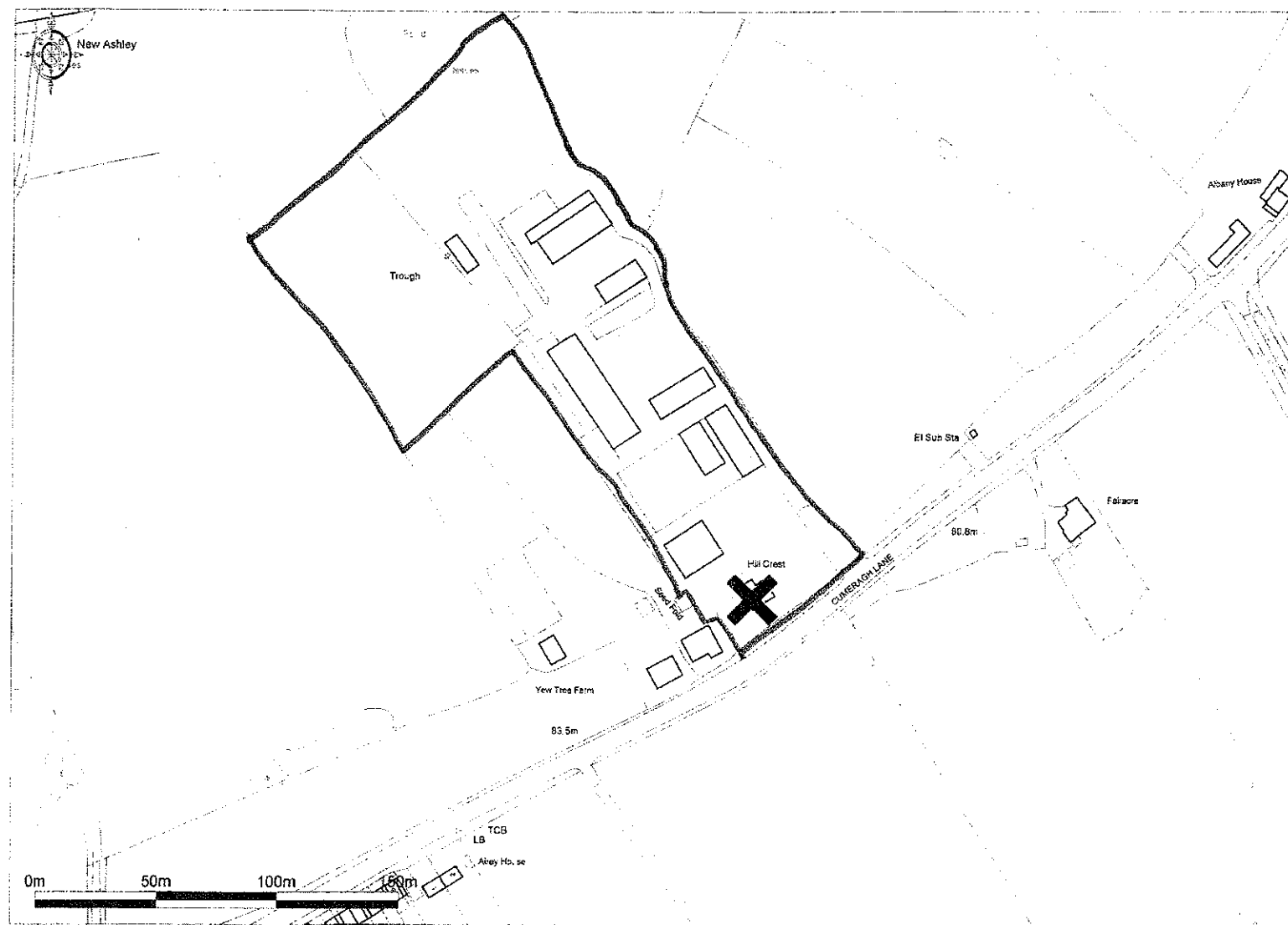
Has the building work or change of use already started?

☐ Yes ☒ No

DESCRIPTION

24 SEPTEMBER 2012

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Promap

Ordnance Survey © Crown Copyright 2012. All rights reserved. Licence number 100020449 Plotted Scale 1:2500

Other land within Mr Brown's Ownership
(2 of 2)

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**ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES**



Ribble Valley Borough Council

Application No: 3/2012/0660.

Agricultural / Countryside Planning Application

(Please note if the proposal is for a non-agricultural building questions relating to labour workforce will not be relevant)

Applicant Name MR R. BRANN
 Application site MOOR HOUSE FARM, CUTAGRE RD, KNOWLE GREEN PR3 2YS
 Proposed Development ERECTION OF AGRICULTURAL BUILDINGS
 Previous Applications 3/2012/0099.

1. Land - (Total Areas In Hectares)

Owned ALL LAND STATED BELOW
14 ACRES

Rented 10 ACRES (ADDITIONAL ADJACENT)
6 ACRES (WAY-MEADOWS)

Short-term

Land use: Pasture 14 Meadow Crop Crop

Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows

In-calf heifers Bulling heifers Calving

Young stock Milk Quota

Beef Breeding: Suckler cows 10

Calving Heifers Calves 10

Beef Rearing: Store Cattle (ages)

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial Breeding ewes 25 Lambs 25-50 Store sheep

Lambing period APRIL ONWARDS Lambing location INDOORS

Other

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3. Labour & Accommodation

Name	Age	Basis (F/T, P/T, Cas)	Hours of work/length	Main duties	Address and years
LISA PINDER	40	P/T		STOCKMAN.	NY COTTAGE
1					

Misc EMPLOYEE LIVES WITHIN CLOSE PROXIMITY OF FARM.

Existing Dwellings 2 ON SITE, 1 OWNED BY CLIENT, OTHER BY THIRD PARTY

Other Properties (incl occupiers)

Previously owned properties

Available properties in locality PROPERTIES AVAILABLE AT PRESENT

4. Proposed Development/Applicant(s) Comments

Need RECOGNISED FOR HOUSING STOCK THROUGH WINTER PERIODS AS WELL AS THROUGHOUT LAMBING SEASON, AND FOR STORAGE

Siting OFF MAIN ACCESS TRACK WITH CLIENTS LAND BOUNDARIES AS AGRICULTURAL LAND, BEHIND HEDGROW AND TREES

Design YORKSHIRE BOARDING 'HIT + MISS', BLOCKWORK & PROFILED CLADDING SUGGESTED

Future Plans TO GRADUALLY EXPAND THE FARMING ASPECT AND INTRODUCE FURTHER LIVESTOCK AS WELL AS SOME POSSIBLE RANG BREADS

5. Financial Details

PRIVATE FUNDING/ CASH

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7. Farm Buildings

(Please give details of existing farm buildings and their uses)

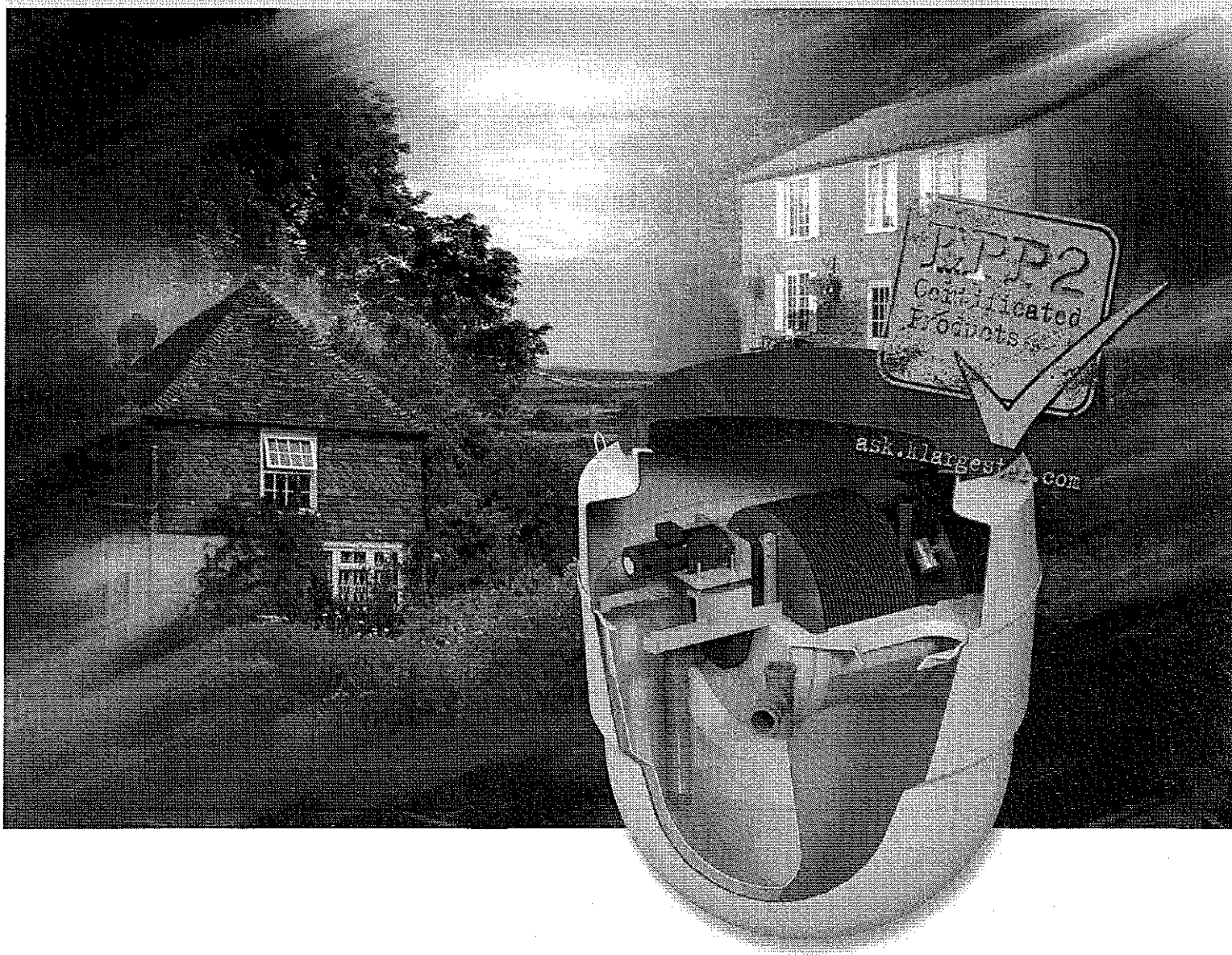
THERE ARE NO EXISTING FARM BUILDINGS ON SITE

Environmental

Certified up to 95%
efficient to European
Performance Standards

Klargester BioDisc® BA-BD

High Performance Package Sewage Treatment Plants
for Residential Applications



Sustainable, Reliable, Affordable


Kingspan®

320120660P

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

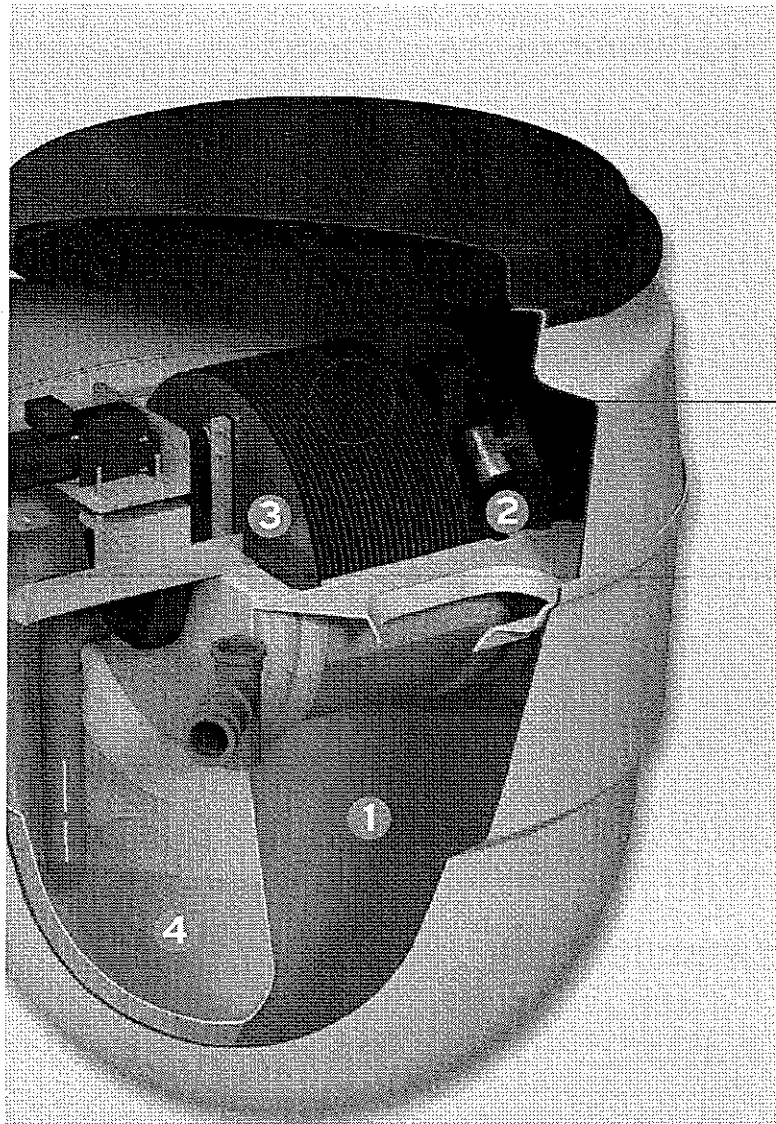
performance by smoothing peak flows and buffering biological loads over the whole working day.



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.



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.

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.

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	8 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

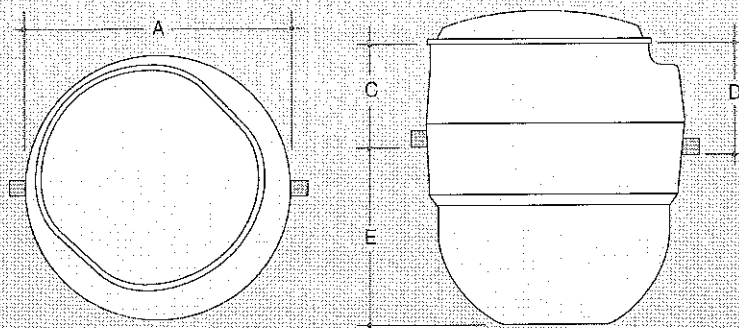
Applications which include waste disposal units will require special sizing. Please consult Klargester.

* 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

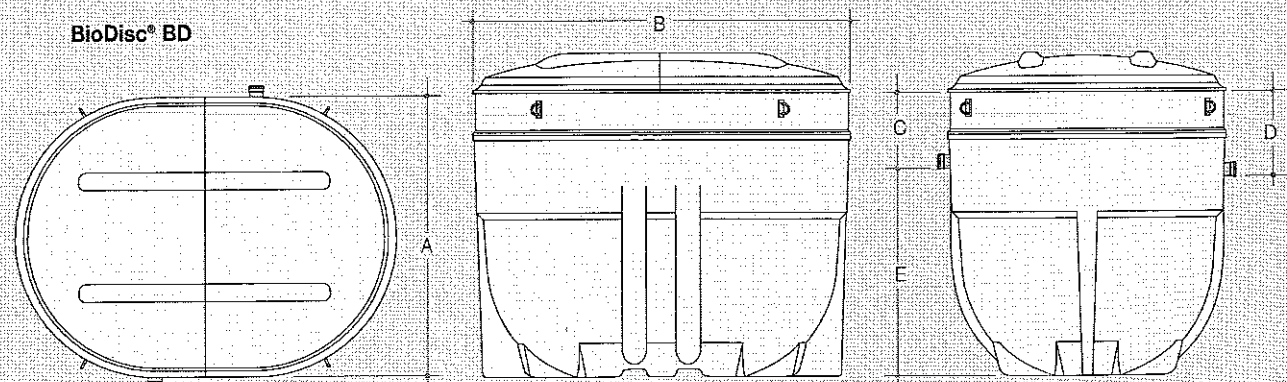


Sizing Your Treatment Plant

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



Quick and Easy to Install

Supplied as a complete palletised unit with lifting and lowering fixings, the Klargester 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 Klargester BioDisc® process, siting, installation, effluent disposal and other specific topics. Please contact Klargester for further information.

Hiab Off-loading

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

Complete Monitoring and Control

Klargester'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 ① 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 ② (optional) as a primary warning.

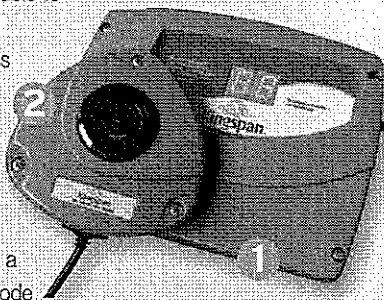
The control panel has a facility for telemetry to be fitted (supplied by others) to enable remote fault diagnosis by service engineer.

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

Klargester 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 Klargester for further details.

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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

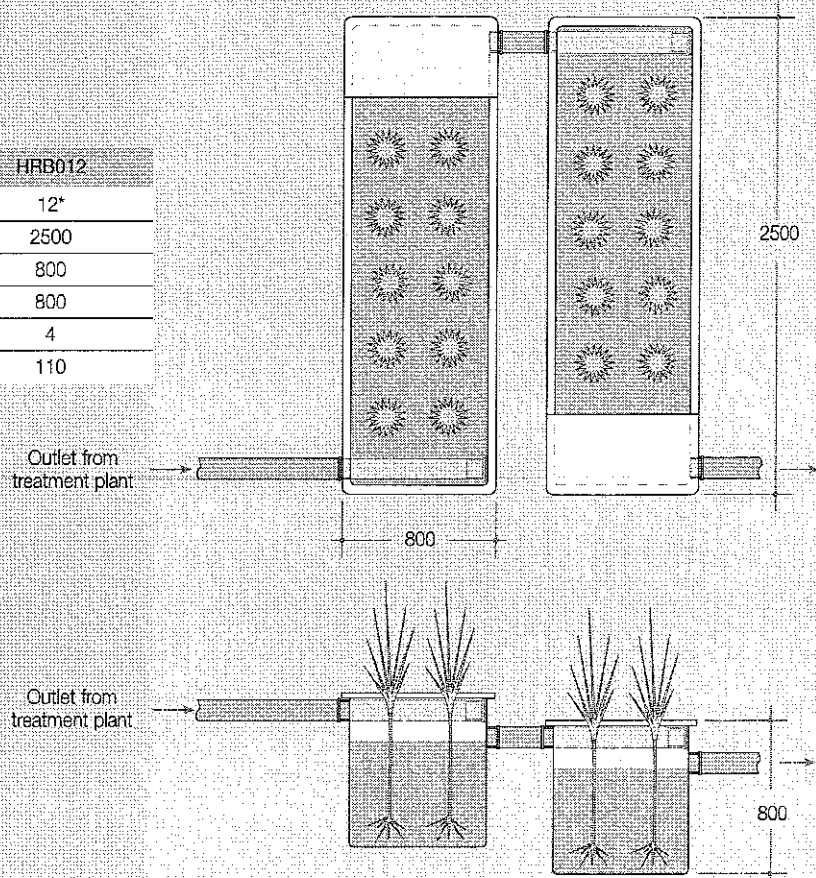
- Advanced Patented design delivers superior performance
- Pre-fabricated to ensure correct sizing
- Modules designed with a hydraulic gradient across the length of the units
- Performance tested in Germany to EN12566-3 in combination with a Part 3 plant
- Adjustable outlet weir allows water level control
- 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 Australls)



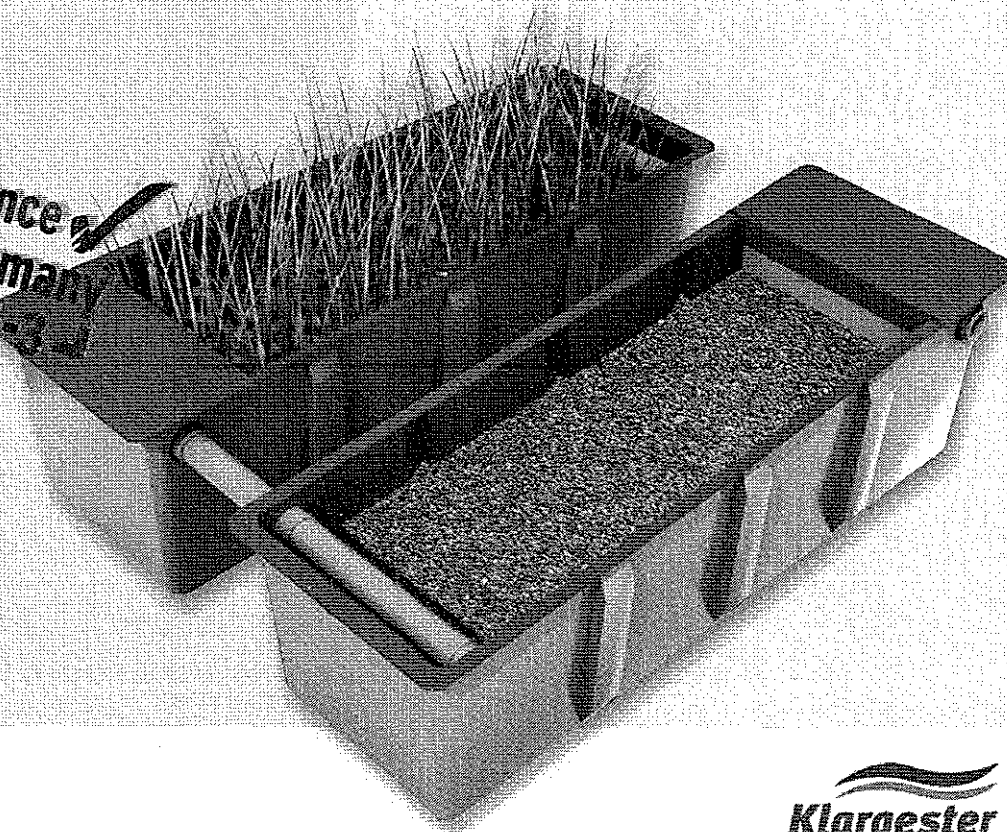
Specification

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



Performance
Tested in Germany
to EN12566-3



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



Commercial Sewage Treatment Plants



Large Capacity Pumping Stations



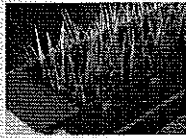
Stormwater Attenuation Systems



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.

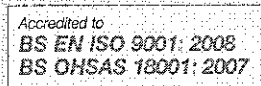
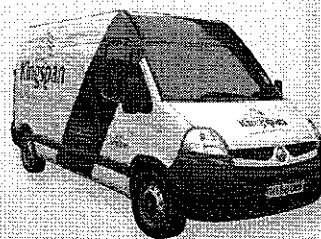
Kingspan Environmental Service

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



Issue No. 16: August 2010



Klargester

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

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email: info@klargester.com

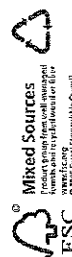
Ireland: Unit 1a, Derryboy Road, Carnbane Business Park, Newry, Co. Down BT35 6QH

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

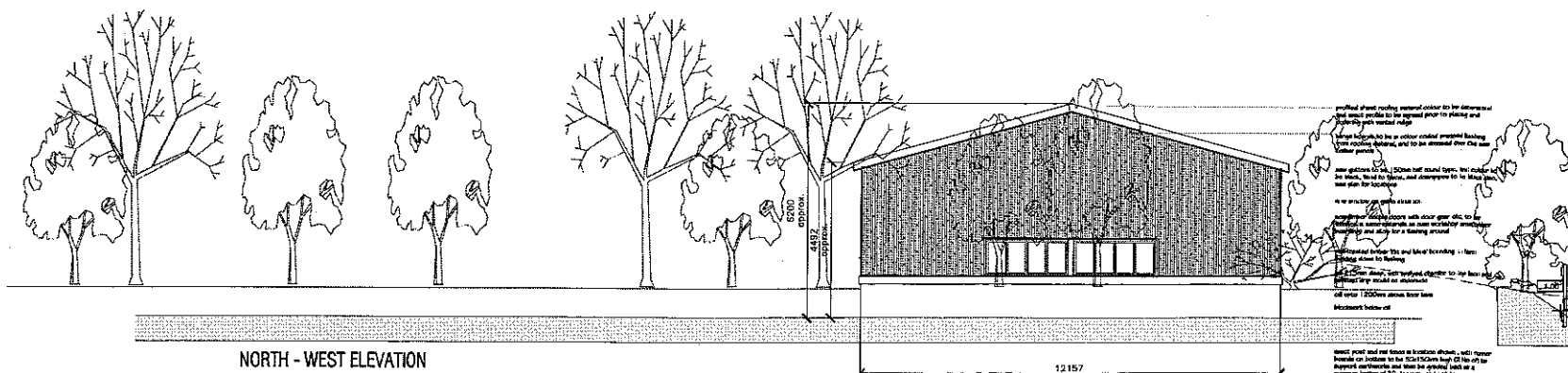
Visit our website www.klargester.com, or our company website www.kingspanenv.com

In keeping with Company policy of continuing research and development and in order to offer our clients the most advanced products, Kingspan Environmental reserves the right to alter specifications and drawings without prior notice.

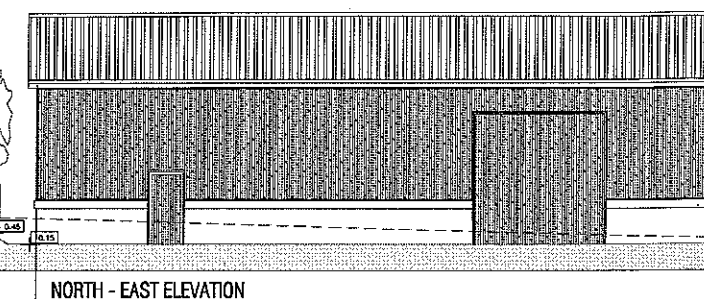


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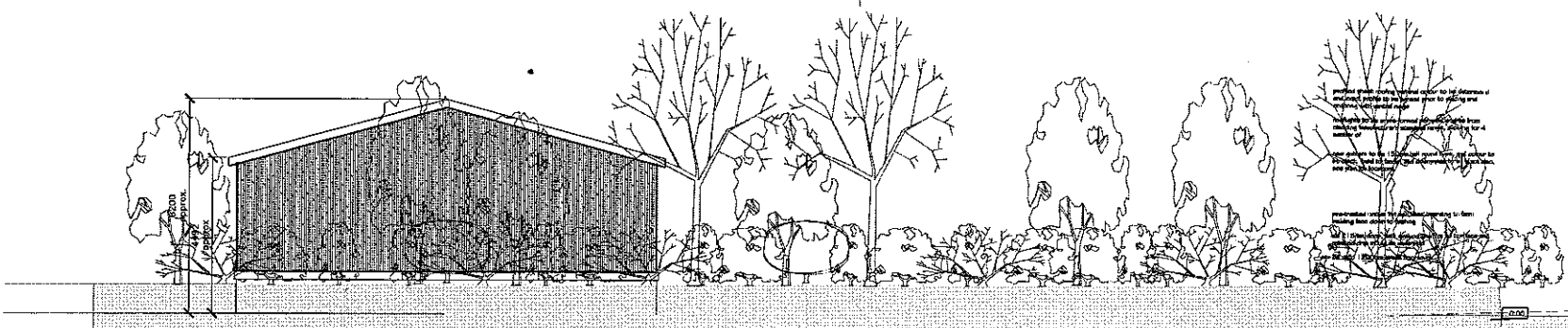
NOTES:
 1. The drawing is to be read in conjunction with all other drawings for this project.
 2. All works are to be carried out in accordance with the current Building Regulations.
 3. All materials are to be of good quality and to be installed in accordance with the manufacturer's instructions.
 4. The drawing is to be read in conjunction with all other drawings for this project.



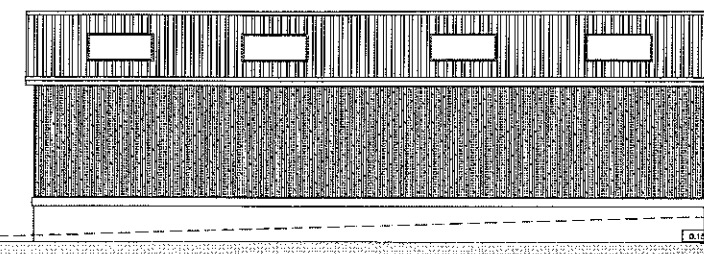
NORTH - WEST ELEVATION



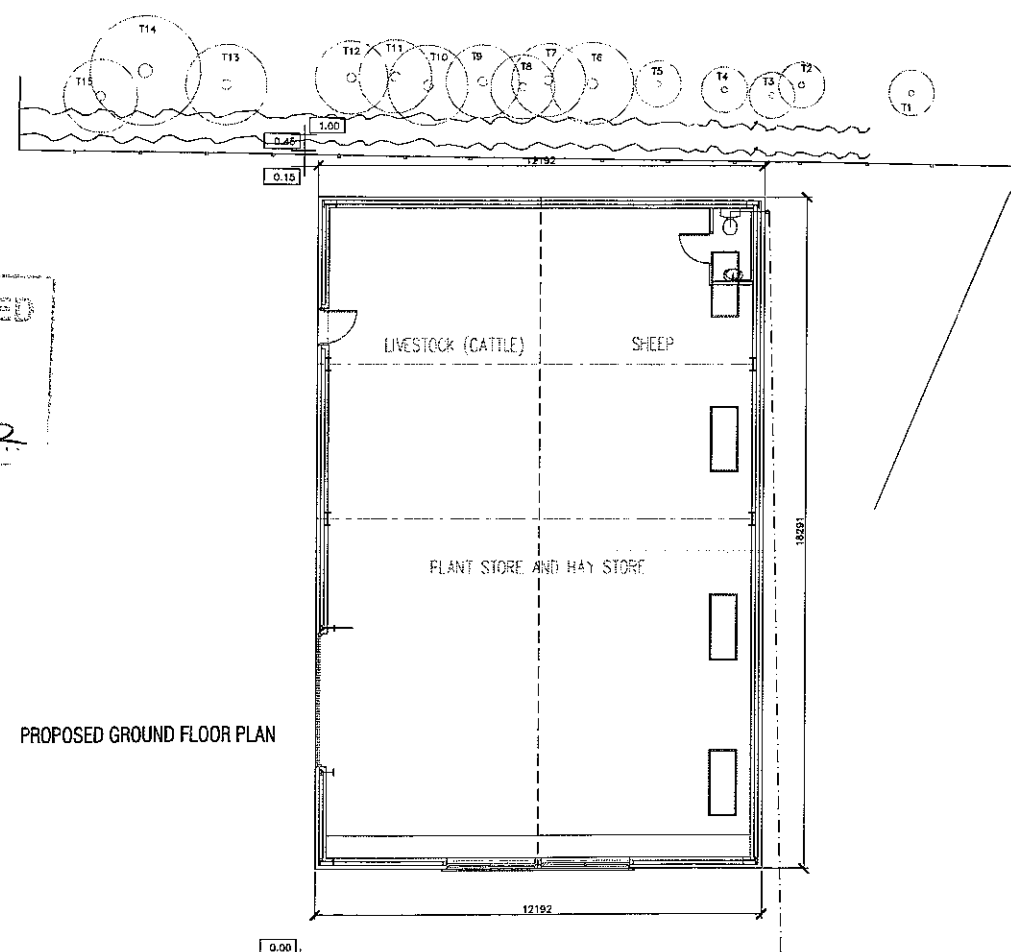
NORTH - EAST ELEVATION



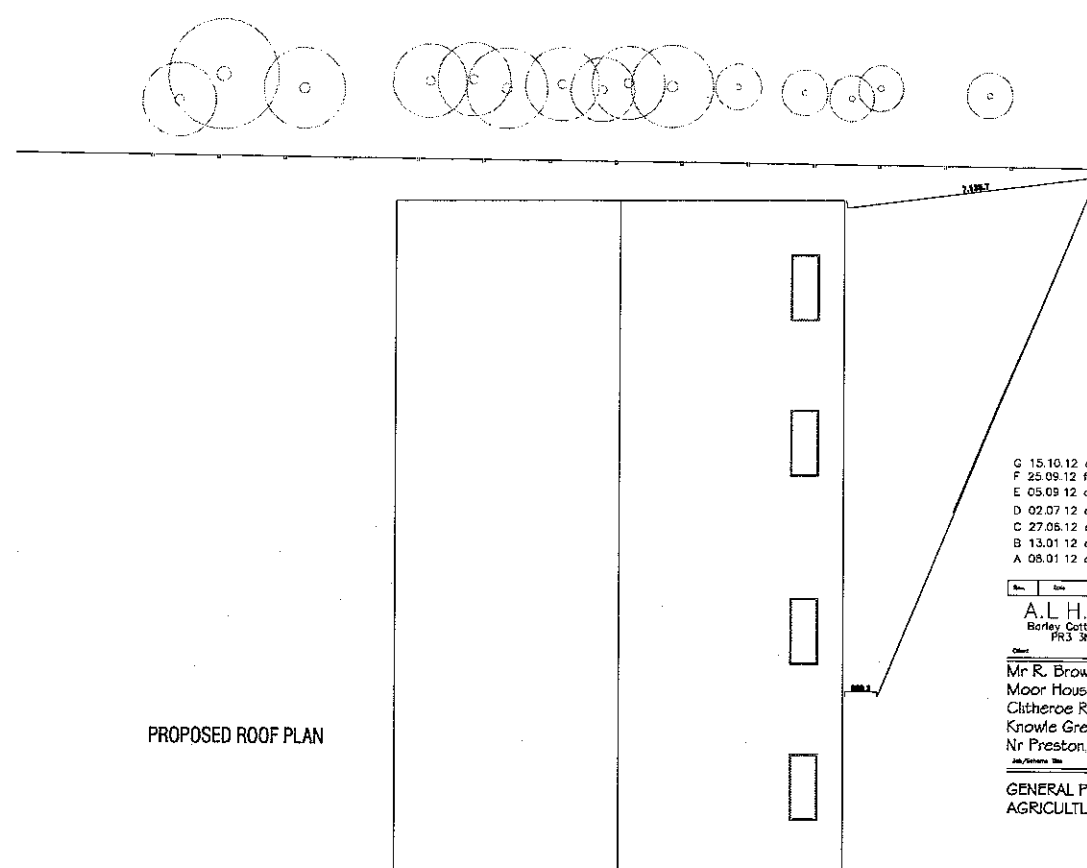
SOUTH - EAST ELEVATION



SOUTH - WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

AMENDED PLANS RECEIVED
 DATE 29 October 2012

- G 15.10.12 existing trees added
- F 25.09.12 fence detail added end w.c.
- E 05.09.12 alterations to suit LA Planner
- D 02.07.12 alterations to suit J Dixon
- C 27.05.12 alterations to suit client amendments
- B 13.01.12 alterations to suit client amendments
- A 05.01.12 alterations to suit client amendments

A.L.H. Design Services
 Barley Cottage, Brewery Street, Loneridge, Lancs
 PR3 3NB, Tel & Fax: (01772) 785719

Client:
 Mr R. Brown,
 Moor House Farm
 Clitheroe Road,
 Knowle Green
 Nr Preston, Lancs. PR3 2Y5

General Purpose
 Agricultural Building

PROPOSED ANCILLARY BUILDING

Drawing No 1106
 0382 / 93
 1/100th @ A1 Dec 11 at 11h

new building screened by existing hedge/row and trees on northern boundary, higher than the concrete apron

see drawing number 110 Rev D for details of floor layout and elevations.

form new concrete apron in front of building and to run back to connect to the existing track for allowing access.
concrete to have falls formed in it to allow for a natural run off, and also for a Aco drainage channel, to be determined at Building regulation stage

extg electric supplies in stone housing to be used for the supply of service to the ancillary building.
see drawing number 038233/120

new drainage to be connected into a separate septic tank, actual size to be determined at Building Regs stage.
surface water to be connected into the existing nearest watercourse

erect new post and rail fence on edge of concrete apron, to perimeter, and connected back to electric housing building. Extg trees, at higher level approx 5-4m away, and allow for inserting new set of double gates to enclose area

NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.
ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR, PRIOR TO PLACING ORDERS OR COMMENCING ANY OF THE RELEVANT WORKS.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

320120660P

- J 02.11.12 trees girths added
- H 15.10.12 trees numbered and schedule added
- G 25.09.12 additional notes added for fences
- F 18.09.12 gates, fencing and septic tank added
- E 10.09.12 topo survey added with electric housing
- D 02.07.12 Alts for J Dixon
- C 27.06.12 Ancillary building size amended
- B 17.01.12 Ancillary building size amended
- A 09.01.12 Ancillary building size amended

Rev.	Date	Description
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A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lancs
PR3 3NB, Tel & Fax : (01772) 785719

Client
Mr R. Brown,
Moor House Farm,
Clitheroe Road,
Knowle Green
Nr Preston, Lancs. PR3 2YS

Job/Scheme Title
GENERAL PURPOSES
AGRICULTURAL BUILDING

Drawing Title
PROPOSED SITE LAYOUT

Job/Scheme Number	Drawing Number		
0382 / 93	Drawing No 100		
Scale	Date	Drawn	Checked

1/500th @ A3 Dec 11 a t l-h.

TREE SCHEDULE			
Tree Number	Type	Height	Girth
T1	Hawthorn	2400	310 (600 above gl)
T2	Hawthorn	3600	330 (550 above gl)
T3	Hawthorn	3600	320 (550 above gl)
T4	Hawthorn	3600	310 (650 above gl)
T5	Hawthorn	4500	340 (500 above gl)
T6	Holly	5200	310 (580 above gl)
T7	Holly	5200	330 (620 above gl)
T8	Holly	5200	310 (600 above gl)
T9	Holly	5200	320 (580 above gl)
T10	Holly	5000	310 (610 above gl)
T11	Hawthorn	5000	330 (600 above gl)
T12	Hawthorn	4800	340 (570 above gl)
T13	Hawthorn	4800	310 (530 above gl)
T14	White Beam	6500	770 (750 above gl)
T15	Holly	4000	310 (520 above gl)

AMENDED PLANS RECEIVED

DATE 05 November 2012

Moor House Farm

MOORHOUSE FARM

Issues

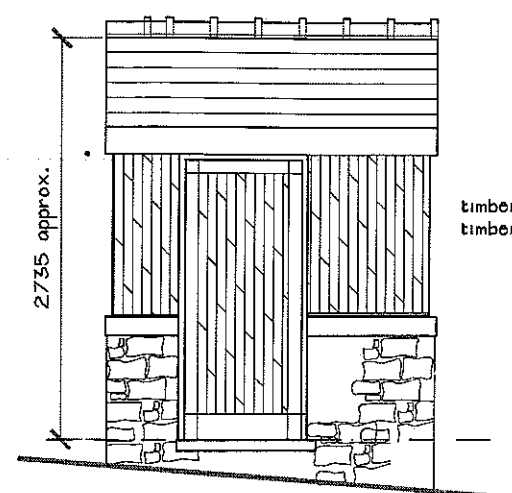
see detail on drawing 0382/53/50 for southern boundary wall

timber platform/jetty, approx 4800x2400mm wide.

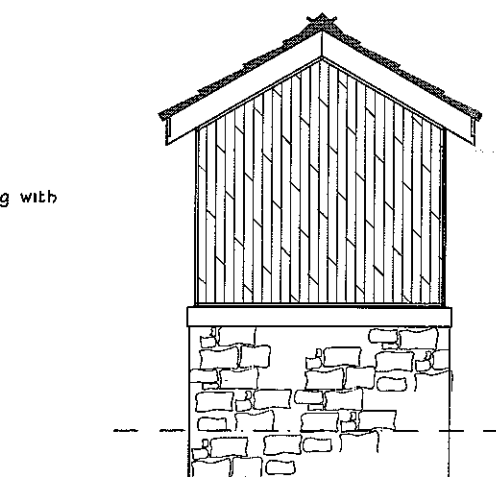
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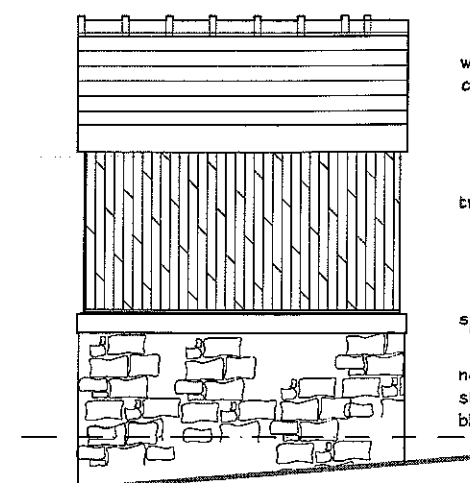
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FRONT ELEVATION



SIDE ELEVATION



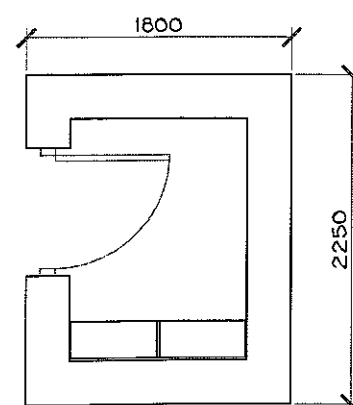
REAR ELEVATION

welsh blue slate roof
covering

timber panelling

splayed sandstone sill

natural random rubble
stone walling on
block backing skin



PLAN

Rev.	Date	Description
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Client

Mr R. Brown,
Moor House Farm,
Clitheroe Road,
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Job/Scheme Title

ANCILLARY BUILDING AND
ASSOCIATED WORKS

Drawing Title

PROPOSED ELECTRIC METER
HOUSING

Job/Scheme Number		Drawing Number	
0382 / 93		Drawing No 120	
Scale	Date	Drawn	Checked
1/50th	Sept 12	a.t.l.h.	