

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2017/109795/01-L01

Your ref: 3/2017/0317

Date: 10 May 2017

Dear Sir/Madam

OUTLINE PLANNING APPLICATION FOR EMPLOYMENT FLOORSPACE (USE CLASSES B1, B2 AND B8) AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND SERVICES INFRASTRUCTURE WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS

LAND SOUTH OF BLACKBURN ROAD, HOTHERSALL, PR3 2YY

Thank you for consulting us on the above application.

Environment Agency position

We have no objection in principle to the proposed development subject to the inclusion of the conditions set out below.

Foul drainage

We have reviewed the Flood Risk Assessment and Drainage Strategy (Ref: T2267-FRA-01) in respect of the proposed method of foul sewage disposal.

A non-mains drainage system is proposed as the nearest public sewer is located approximately 350m to the west of the site. However, we are aware that outline planning permission (Ref: 3/2015/0065) for the housing development opposite this site requires a foul drainage solution to be submitted. Clarification should be sought as to whether the applicant for the housing development has opted to provide a connection to the mains sewer network. If so, this would potentially provide a mains sewer (if adopted) within reach of this proposal. As such, we strongly recommend that this option is investigated as the impact on the water environment will be reduced.

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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For a non-mains method of foul sewage disposal, the above report estimates flows based on an average of 5 employees per unit is 4.5m³ per day foul flow. This is below the threshold of 5m³ per day requiring an Environmental Permit under the Environmental Permitting Regulations 2016 to discharge to surface water or groundwater and would therefore be subject to compliance with the General Binding Rules.

If on re-calculation foul flows exceed 5m³ per day, an Environmental Permit will be required and the capacity and suitability of the proposed receiving watercourse should be taken into account and a continuous flow will be required to provide adequate dilution for any discharge of secondary treated effluent.

We note that there is a drain issuing from the south side of the site which may be a continuation of the United Utilities (UU) culvert (27" feed from Spade Mill Reservoir) which bisects the site. As the watercourse is a reservoir feed, the culverted section beneath the site is acknowledged to be the responsibility of UU and clarification should be sought regarding the point at which this watercourse ceases to be the responsibility of UU.

Advice to applicant

Government guidance contained within the national Planning Practice Guidance ([Water supply, wastewater and water quality](#) – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available on the GOV.UK website at:

<https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>

<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-a-surface-water>

Trade effluent –

Effluent discharged from any premises carrying on a trade or industry and effluent generated by a commercial enterprise where the effluent is different to that which would arise from domestic activities in a normal home is described as trade effluent.

If you are not able to discharge effluent it will be classed as waste and you must then comply with your duty of care responsibilities.

Proposing to discharge to non-mains –

If you wish to discharge effluent after appropriately treating it to groundwater or surface water please contact the Environment Agency (Tel: 03708 506 506) as a permit under the Environmental Permit Regulations will be required.

Proposing to discharge to mains –

A trade effluent consent or a trade effluent agreement with your water and sewerage company must be obtained before you discharge trade effluent to a public foul sewer or a private sewer that connects to a public foul sewer.

Pollution control

We recommend that the following condition is attached to any planning permission granted:-

CONDITION: Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s) and should be drained instead to foul sewer or sealed system.

REASON: To reduce the risk of pollution to the water environment

Oil interceptor efficiency is enhanced by connecting any roof water in to the surface water system downstream of the interceptor. However, if the unit is sized accordingly, taking the area of roof drainage into account, then roof water may pass via the interceptor.

Advice to applicant

Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to the guidance for the storage of drums and intermediate bulk containers (<https://www.gov.uk/guidance/storing-oil-at-a-home-or-business>).

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean up of spillages, to prevent environmental pollution from the site operations.

We advise that polluting materials and chemicals are stored in an area with sealed drainage

We recommend that all pesticide sale and supply / distribution stores meet the recommendations of the Code of Practice for suppliers of pesticides to agriculture, horticulture and forestry and where appropriate membership of the BASIS government recognised inspection scheme (<http://www.basis-reg.co.uk/>).

Please contact our National Customer Call Centre (Tel: 03708 506 506) for further information and guidance.

Pollution prevention for businesses guidance can be found on the GOV.UK website at <https://www.gov.uk/guidance/pollution-prevention-for-businesses>

Yours faithfully

Mr Alex Hazel
Planning Advisor – Sustainable Places

E-mail: CLPlanning@environment-agency.gov.uk