

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

Our ref: NO/2017/109902/01-L01
Your ref: 3/2017/0439
Date: 26 June 2017

Dear Sir/Madam

DEMOLITION OF EXISTING DETACHED GARAGE. ERECTION OF SINGLE STOREY EXTENSION TO SIDE, WITH USEABLE ROOF SPACE FOR GUEST ACCOMMODATION. NEW SEPTIC TANK AND SOAKAWAY. NEW BURIED LPG TANK. ASSOCIATED EXTERNAL ALTERATIONS AND LANDSCAPING WORKS. SAGAR WOOD BIRDY BROW CHAIGLEY BB7 3LR

Thank you for consulting us on the above application.

The Agency has no objection in principle to the proposed development but wishes to make the following comments:-

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

Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to hold an environmental permit issued by the Environment Agency or comply with the 'general binding rules' for the use of a non-mains drainage system. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a non-mains drainage system at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period will not require a permit provided that no public foul sewer is available to serve the development and that the site is not within a 'sensitive area'.

Environment Agency
PO Box 519, Bamber Bridge, Preston, PR5 8GD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
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Further information on when a permit will be required is available on our website at <https://www.gov.uk/permits-you-need-for-septic-tanks/overview>

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 desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Yours faithfully

Catherine Neild
Planning Advisor - Sustainable Places

Direct e-mail clplanning@environment-agency.gov.uk