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Septic tank statement for proposed construction of a five bedroom detached house on the land adjacent to 453 Doncaster Road Ardsley.

APPLICATION.

Type of application.

Full planning consent.

Location of proposed development.

Heathcroft Chase Ardsley.

Date of preparation.

3RD May, 2016.

Applicant.

Mr. Dean Mirfin.

Agent.

JRB Designs Ltd.

1.0 INTRODUCTION.

Heathcroft Chase is a relatively new development that has no mains waste disposal. The proposal is to build as 4 bedroom detached house on a vacant plot off the road to the lower part of the site.

2.0 SITE CONTEXT AND ASSESSMENT.

2.01 Assessment.

As mentioned previously there is no mains sewer to this site and due to it being at a lower level than the nearest mains sewer it is an impractical solution to connect into the nearest one.

2.02 Involvement.

My Client Mr. Dean Mirfin understood that the tank required the necessary approvals so approached us to submit a planning and building regulation application.

3.00 DESIGN PRINCIPLES AND CONCEPT.

The new house has 4 bedrooms and 3 toilets. There are several possible options for the waste drainage on this site but the most cost effective option for this site is the installation of septic tank which have been utilised on the other houses in this are.

3.01 Amount.

For the size of house that is proposed an onion shaped septic tank has been selected with a capacity of 3800 litres and a size of 1.985m x 2.785m.

3.02 Layout and scale.

After treatment the waste would flow into a soak away. The exact size of the soak away will be determined by percolation test during the building control process, and confirmed by the building control officer.

3.03 Landscaping.

The area for the location of the location tank and soak away is a lawned are. This will have been excavated for the installation of the tank and soak away then recovered and grassed.

3.04 Appearance.

The septic tank and soak away are buried under ground a part from an inspection cover which is at ground level. They are therefore inconspicuous.

4.00 ACCESS.

The septic tank will require annual maintenance, the location is serviced via Heathcroft Chase and the drive way.

5.00 CONCLUSIONS.

Due to the location of the site away from any mains sewer the best practical solution is the installation of a septic tank.

6.00 REFERENCES.

7.01 Drawings.

MDM001-001 Site location plans

MDM001-001 Block plan of site

WPL 38001 specification sheet.