
From:

Sent: 07 June 2021 11:28

To: Ailsa Teasdale

Cc:

Subject: NYM/2019/0732/FL Honey Bee Nest, Glasidale _ Construction of 1 Replacement Dwelling

Dear Ms Teasdale and Mr McGlade

Please find attached a FDA form duly completed together with a location plan showing the position of the existing septic tank on site which our client proposes to connect to as they are doing now with no problems

It is not possible to connect to the main foul over the road due to levels on site so would use this existing septic tank. We attach the detail we have obtained from Safe Move and we hope that attached will be acceptable.

Regards

Malcolm Tempest

Malcolm Tempest Ltd
High Parks
Newton le Willows
Bedale
North Yorkshire
DL8 1TP

Foul Drainage Assessment Form (FDA)

Please note: You should only use this form for planning related queries. You cannot use it to apply for an Environmental Permit but you may submit a copy of the information you have provided for planning purposes in support of your Environmental Permit application. Further information on [how to apply for an environmental permit and general binding rules applicable to small discharges of domestic sewage effluent](#) is available on the gov.uk website.

APPLICANT DETAILS	
Name	GUY BENTLEY LTD
Address	BENTLEY BUILDINGS, WINDHILL GLAISDALE, YO21 2QY C/O MALCOLM TEMPEST LTD
Telephone No	
e-mail	

We will use the information you provide on this form to establish whether non-mains drainage, either a new system or connection to an existing system, would be acceptable. It is important that you provide full and accurate information. Failure to do this will delay the processing of your application.

You must provide evidence that a connection to the public sewer is not feasible.

Other than in very exceptional circumstances, we will not allow the use of non-mains drainage as part of your Planning or Building Regulation application unless you can prove that a connection to the public sewer is not feasible. We do not consider non-mains drainage systems to be environmentally acceptable in locations where it is feasible to connect to a public sewer. Please note that a lack of capacity in, or other operating problems with, the public sewer are not valid reasons to use a non-mains drainage system where it is otherwise feasible to connect to a public sewer.

Where connection to the public sewer is feasible, you may need to get the agreement of either the owners of any land through which the drainage will run or, if you intend to connect via an existing private drain, the owner of that private drain.

The National Planning Practice Guidance and [Building Regulations Approved Document H](#) give 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 (which can be offered to the Sewerage Undertaker for adoption)
- 3 Septic Tank
- 4 If none of the above are feasible a cesspool

You must respond to all the following questions. If you wish to submit additional information please do so, marked clearly "Additional Information". **In some cases you will be required to provide further information in order to demonstrate that any non-mains foul drainage system proposed is acceptable.**

Feasibility of mains foul sewer connection	YES	NO
Have you provided a written explanation of why it is not feasible to connect to the public foul sewer with this form? <i>This must include a scaled map showing the nearest public foul sewer connection point - check with your local sewerage undertaker.</i>	✓	
Is the distance from your site to the closest connection point to the public foul sewer less than the number of properties to be built on the site multiplied by 30m? (see Guidance Note 2)	✓	
Does your proposal form part of a phased development or planned development of a wider area? <i>If YES, please provide further details including references of any planning permissions already granted.</i>		✓

Non-mains connection

Please provide a plan with dimensions that clearly shows the location of the whole system in relation to the proposed development and the position of the key elements e.g. septic tank, drainage fields and points of discharge.

1. Existing system	YES	NO
Do you intend to use an existing non-mains foul drainage system?	✓	
If YES, does the system already have an Environmental Permit issued by the Environment Agency? (In the case of a cesspool write N/A)		
If YES, please provide Environmental Permit reference number..... <i>UNKNOWN</i>		

2. Discharge	YES	NO
Do you propose to use a package treatment plant?		✓
Do you propose to use a septic tank?	✓	
Do you propose to use a cesspool? <i>If YES go to Q4</i>		✓
Have you considered having your system adopted by the sewerage undertaker? (see Guidance Note 7).		✓
Will all, or any part of, the discharge go to a drainage field or soakaway? (see Guidance Note 3) - this includes systems that combine a drainage field with a high level overflow to watercourse <i>If YES go to Q3.</i>		✓
Do you intend to use a system that discharges solely to watercourse? (see Guidance Note 3) <i>If YES go to Q9.</i>		✓

3. Water abstraction	YES	NO
Do you receive your water from the public mains supply?	✓	
If not, where do you get your water supply from?		

4. Cesspools (For methods other than cesspools write N/A)	YES	NO
Have you provided written justification for the use of a cesspool in preference to more sustainable methods of foul drainage disposal? (see Guidance Note 4)		✓

5. Drainage field design (For cesspools write N/A)	YES	NO
Will the system discharge to a drainage field designed and constructed in accordance with British Standard BS6297:2007? If not, why not?		✓
Will the discharge from the system be located in a Source Protection Zone 1 (SPZ1)?		

6. Ground Conditions <i>(For cesspools write N/A)</i>	YES	NO
6a. Have you submitted a copy of the percolation test results with this form <i>(see Guidance Note 6)</i> ?		✓
6b. If NO please explain the justification for not undertaking or submitting these tests.		
6c. Is any part of the system in land which is marshy, water logged or subject to flooding?		✓
6d. Will the soakaway be located on artificially raised, made-up ground or ground likely to be contaminated? <i>If YES please provide details as additional information.</i>		✓
6e. Have you submitted the results of a trial hole at the site to establish that the proposed drainage field will be above any standing groundwater <i>(see Guidance Note 6)</i> ?		✓

7. Available Land	YES	NO
Is the application site plus any available area for a soakaway less than 0.025 hectares (250m ²)?	✓	

8. Siting of drainage field/soakaway discharge from a septic tank or package treatment plant or other secondary treatment.	YES	NO
<i>You may need to make local enquiries to get a full answer to these questions.</i> N/A		
Will it be at least 10m from a watercourse, permeable drain or land drain?		
Will it be at least 50m from any point of abstraction from the ground for a drinking water supply (e.g. well, borehole or spring)? <i>This includes your own or a neighbour's supply.</i>		
Will the discharge be within a groundwater <u>Source Protection Zone 1</u> ? <i>If yes, you will need to apply for an environmental permit</i>		
Are there any drainage fields/soakaways within 50m? <i>This includes any foul drainage discharge system (other than the subject of this application) or surface water soakaway on either your own or a neighbour's property.</i>		
Will it be at least 15m from any building?		
Will there be any water supply pipes or underground services within the disposal system, other than those required by the system? <i>(For cesspools write N/A)</i>		
Will there be any access roads, driveways or paved areas within the disposal area? <i>(For cesspools write N/A)</i>		

9. Siting of treatment plant, septic tank or cesspool	YES	NO
Is it at least 7m from the habitable part of a building?		
Will there be vehicular access for emptying within 30m?	✓	
Can the plant, tank or cesspool be maintained or emptied without the contents being taken through a dwelling or place of work?	✓	

10. Expected flow

Please estimate the total flow in litres per day <i>(see Guidance Note 5)</i> .	
---	--

11. General Binding Rules for Small Sewage Discharges	YES	NO
Does the system meet the requirements of the <u>General Binding Rules</u> for small sewage discharges? UNKNOWN		

12. Maintenance

How do you propose to maintain the system? EMPTIED BY SPECIALISTS AS REQUIRED NEVER CAUSED ANY PROBLEMS

--

13. Declaration

I declare that the above information is factually correct.

Name	Signature	Date
JULIE TREWHITT M.T. Ltd		1.6.2021

GUIDANCE NOTES:

1) This form is for use with the [National Planning Practice Guidance](#), [British Standard BS6297:2007](#) and [Building Regulations Approved Document H](#). It is intended to help Local Planning Authorities establish basic information about your non-mains drainage system and decide whether you need to submit a more detailed site assessment. If a detailed site assessment is requested but not submitted, your planning application might be refused.

2) Where the distance from a site to the closest point of connection to the foul sewer is less than the number of properties that are proposed to be built on that site multiplied by 30m an Environmental Permit will be required and an applicant will need to demonstrate as part of any application for such a permit why connection to the public foul sewer is not feasible.

Number of domestic properties served by the sewage treatment system x 30 metres = Answer metres

3) In addition to Planning Permission and Building Regulation approval **you may also require an Environmental Permit from the Environment Agency (EA). Please note that the granting of Planning Permission or Building Regulation approval does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form the EA will carry out an assessment. It can take up to 4 months before the Agency is in a position to decide whether to grant a permit or not.**

4) The use of cesspools is an option of last resort as set out in the non-mains drainage hierarchy of preference in [Building Regulations Approved Document H](#). In principle, a properly constructed and maintained cesspool, being essentially a holding tank with no discharges, should not lead to environmental, amenity or public health problems. However, in practice, it is known that such problems occur as a result of frequent overflows due to poor maintenance, irregular emptying, lack of suitable vehicular access for emptying and even through inadequate capacity. In addition to this the requirement for frequent emptying is usually carried out by a contractor involving road transport with associated environmental costs. For these reasons, the use of cesspools will not normally be considered to be a long-term foul sewage disposal solution. In view of the environmental risks associated with their use, any proposal to use cesspools must be fully justified to the Local Planning Authority

5) Package treatment plants and septic tanks should be designed and sized according to the advice given in the current edition of [Flows and Loads](#), published by British Water. Volumes for larger systems should be calculated based on expected flows arising from the development.

6) You should refer to [Building Regulations Approved Document H2](#) with regard to the general requirements for construction of non mains sewerage systems. **Sections 1.33 to 1.38** deal with the test requirements for trial holes and percolation tests and for convenience the text of these sections is repeated below:

NYMNP

07/06/2021

YORKSHIRE WATER PROTECTION OF MAINS AND SERVICES

1. The position of Yorkshire Water Services Ltd (YWS) apparatus shown on the existing mains record drawing(s) indicates the **general** position and nature of our apparatus and the accuracy of this information cannot be guaranteed. Any damage to YWS apparatus as a result of your works may have serious consequences and you will be held responsible for all costs incurred. Prior to commencing major works, the exact location of apparatus must be determined on site, if necessary by excavating trial holes. The actual position of such apparatus and that of service pipes which have not been indicated must be established on site by contacting the Customer Helpline on 0845 124 24 24 for both water and sewerage.

2. The public sewer and water network is lawfully retained in its existing position and the sewerage and water undertaker is entitled to have it remain so without any disturbance. The provisions of section 159 of the Water Industry Act 1991 provides that the undertaker may "inspect, maintain, adjust, repair or alter" the network. Those rights are given to enable the undertaker to perform its statutory duties. Any development of the land or any other action that unacceptably hindered the exercise of those rights would be unlawful. The provisions contained in Section 185 of the Water Industry Act 1991 state that where it is reasonable to do so, a person may require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed change of use of the land. The provisions contained in Section 185 also require the person making the request to pay the full cost of carrying out the necessary works.

3. Ground levels over existing YWS apparatus are to be maintained. Sewers in highways will **generally** be laid to give 1200mm of cover from finished ground level working to kerb races, other permanent identification of the limits of the road or to an agreed line and level. Substantial increases or decreases to this 1200mm depth of cover will result in the sewer being re-laid at your expense. Water mains and services will **generally** be laid with a minimum of 750mm depth of cover however some mains and services usually those installed over 50 years ago may have less ground cover.

4. If surface levels are to be decreased / increased significantly the effects on existing water supply apparatus will be carefully considered and if any alterations are necessary, the costs of the alterations will be recharged to you in full. Outlets on fire hydrants must be no more than 300mm below the new levels and all surface boxes must be adjusted as part of the scheme.

5. To enable future repair works to be carried out without hindrance; any pipe, cable, duct, etc. installed parallel to a water main or service pipe should not be installed directly over or within 300mm of a water main or service pipe or 1000mm of a waste water asset. Where a pipe, cable, duct, etc. crosses a main or service it should preferably cross perpendicular or at an angle of no less than 45° and with a minimum clearance of 150mm. These requirements apply to activities within an existing highway and are relevant to the installation of pipes, cables, ducts, etc. up to and including 250mm in diameter (*see illustration below*). Necessary protection measures for installations greater than 250mm in diameter and/or in private land will need to be agreed on an individual basis. Installations within a new development site must comply with the National Joint Utilities Group publication Volume 2: NJUG Guidelines On The Positioning Of Underground Utilities Apparatus For New Development Sites.

6. All excavation works near to YW apparatus should be by hand digging only.

7. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required.
8. Adequate support must be provided where any works pass under YW apparatus.
9. Jointing chambers, lighting columns and other structures must be installed in such a way that future repair or maintenance works to YW apparatus will not be hindered.
10. Apparatus such as; railings, sign posts, etc. must not be placed in such a way that they prevent access to or full operation of controlling valves, hydrants or similar apparatus. YWS surface boxes must not be covered or buried. Any adjustment, alteration or replacement of manhole covers must be agreed on site prior to the commencement of the works with a YWS Inspector who may be contacted via our Call Centre on 0845 124 24 24.
11. Explosives shall not be used within 100 metres of any Yorkshire Water Services apparatus or installations.
12. Vibrating plant should not be used directly over any apparatus. Movement or operation by vehicles or heavy plant is not to be permitted in the immediate vicinity of YWS plant or apparatus unless there has been prior consultation and, if necessary, adequate protection provided without cost to YWS.
13. **Under no circumstances** should thrust boring or similar trenchless techniques commence until the actual position of the Company's mains/services along the proposed route have been confirmed by trial holes.
14. Any alterations to the highway should be notified following the procedures outlined in the New Road and Street Works Act 1991 Code of Practice; Measures Necessary Where Apparatus Is Affected By Major Works (Diversionary Works).
15. You will be held responsible for any damage or loss to YWS apparatus during and after completion of work, caused by yourselves, your servant or agent. Any damage caused or observed to YWS plant or apparatus should be immediately reported to YWS. Should YW incur any costs as a result of non-compliance with the above, all costs will be rechargeable in full.
16. You should ensure that nothing is done on the site to prejudice the safety or operation of YWS employees, plant or apparatus.
17. In accordance with the New Roads and Street Works Act 1991, Chapter 22, Part 3, Section 80. The location of any identified YW asset "*which is not marked, or is wrongly marked, on the records made available*" should be communicated back to Yorkshire Water. The location of the apparatus should be identified on copies of the supplied plans which should be returned to Yorkshire Water (Asset Records Team) with photographic supporting evidence where possible.
18. The Government has decided that responsibility for private sewers serving two or more properties and lateral drains (the section of pipe beyond the boundary of a single property, connecting it to the public sewer) will be transferred to the water companies on Oct 1 2011. Private pumping stations will also transfer during the period 1 October 2011 – 1 Oct 2016. Records of these assets may not yet be shown on the existing mains record drawing(s). If you encounter any of these assets you must inform Yorkshire Water Services Ltd (YWS).
19. Please note that the information supplied on the enclosed plans is reproduced from Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number 1000019559.

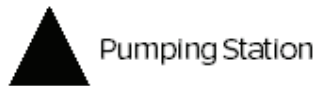
20. This information is for guidance only and the position and depth of any YW apparatus is approximate only. Likewise, the nature and condition of any YW apparatus cannot be guaranteed. YW has no responsibility for recording the locations of privately owned apparatus. As of 1 October 2011, there may be some lateral drains and/or public sewers which are not documented on YW records but may still be present. For the avoidance of doubt, this information is not a substitute for appropriate professional and/or legal advice. YW accepts no responsibility for any inaccuracy or omissions in this information. The actual position of YW apparatus must be determined on site by excavating trial holes by hand. YW requires a minimum of two working days' written notice of the intention to excavate any trial holes before any excavation can be undertaken. If there are any queries in this respect please contact Yorkshire Water on 0345 124 24 24.

Property Identifier



Sewer Legend

	Combined Sewer		S24 Combined Sewer
	Surface Water Sewer		S24 Surface Water Sewer
	Foul Sewer		S24 Foul Sewer
	Section 104 Sewer		Rising Main
	Overflow Sewer		Abandoned Sewer
	Syphone Sewer & Vacuum Sewer		



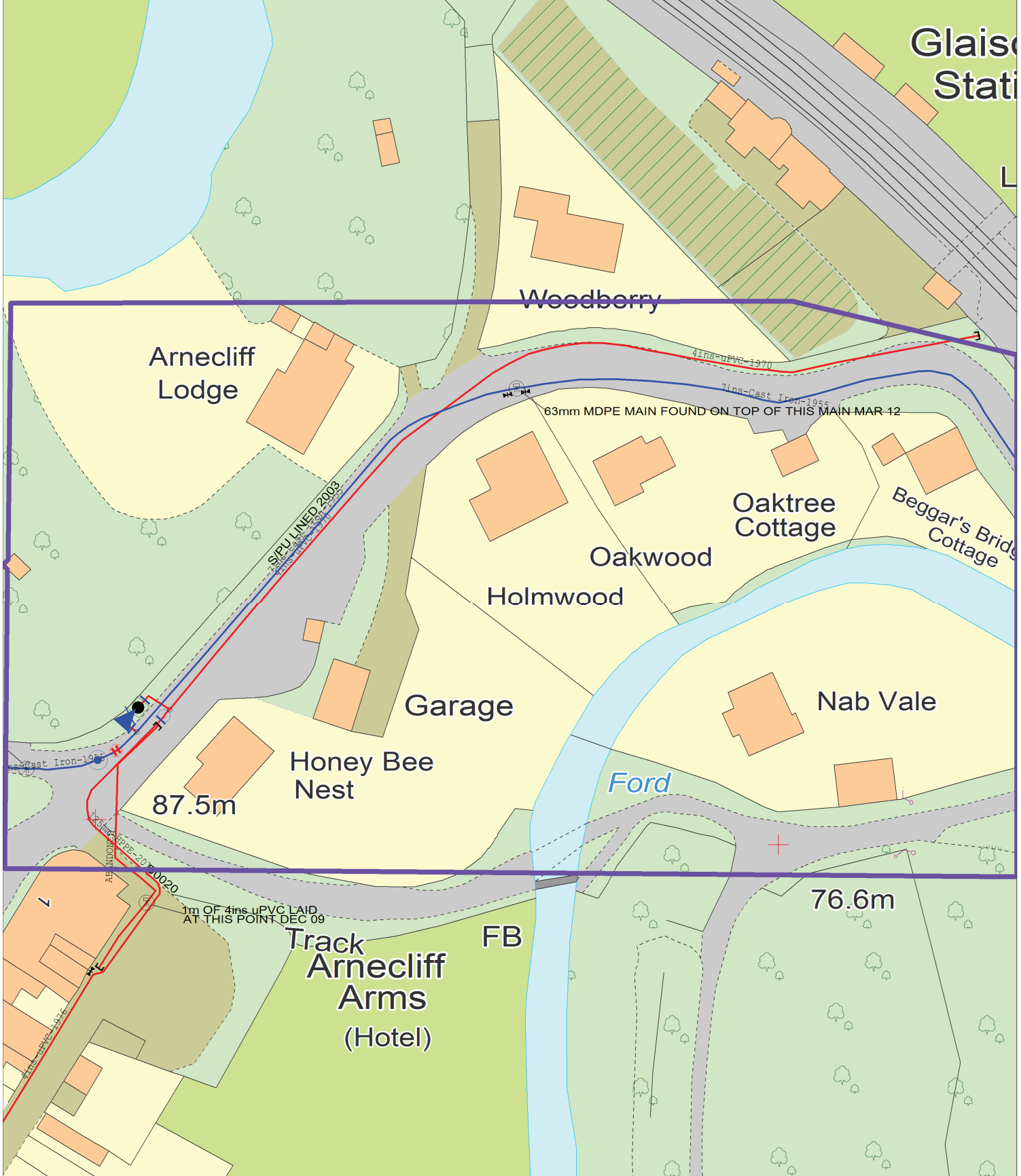
Pumping Station



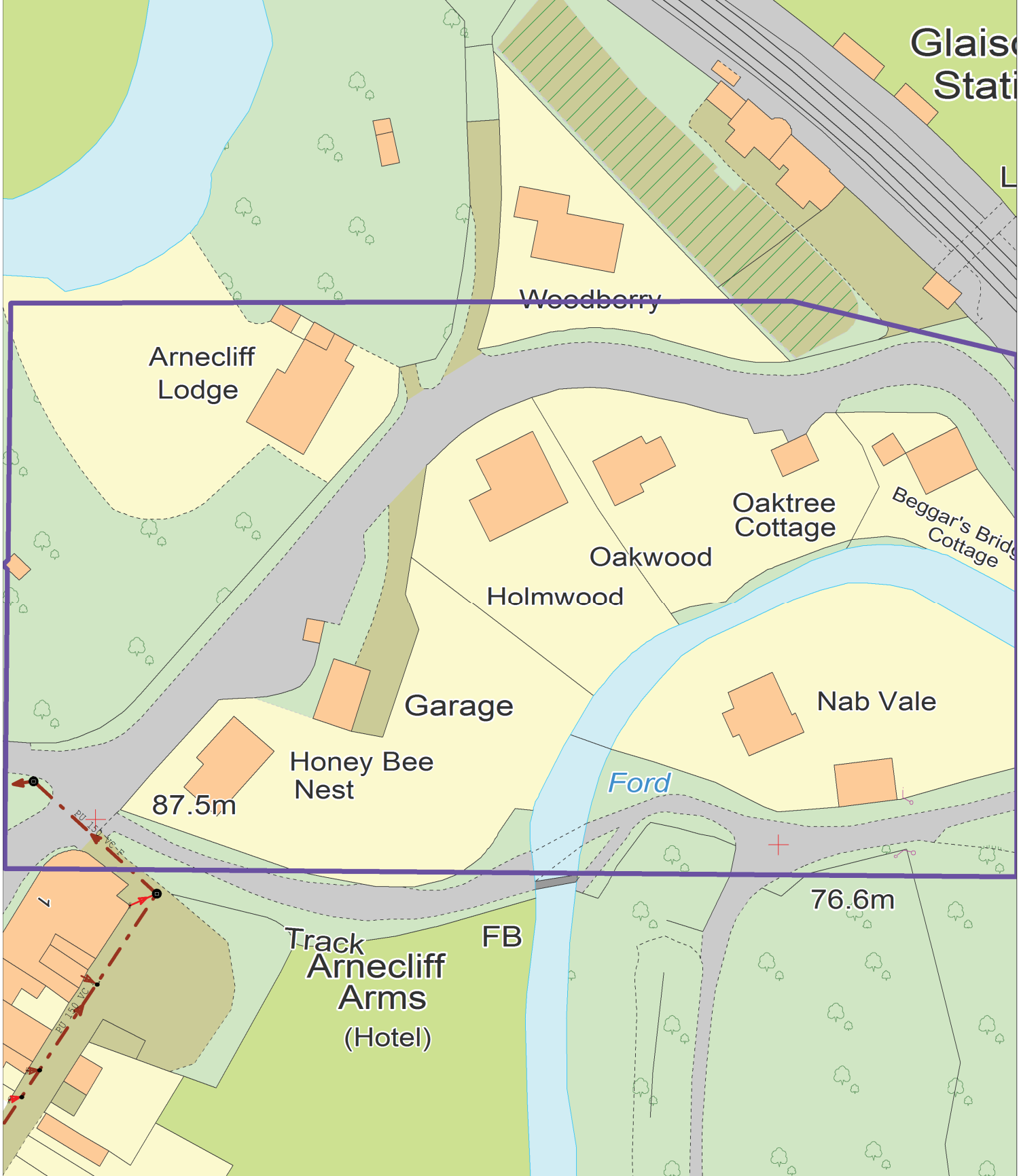
Public Sewer Treatment Works

Water Legend

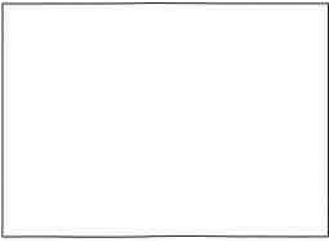
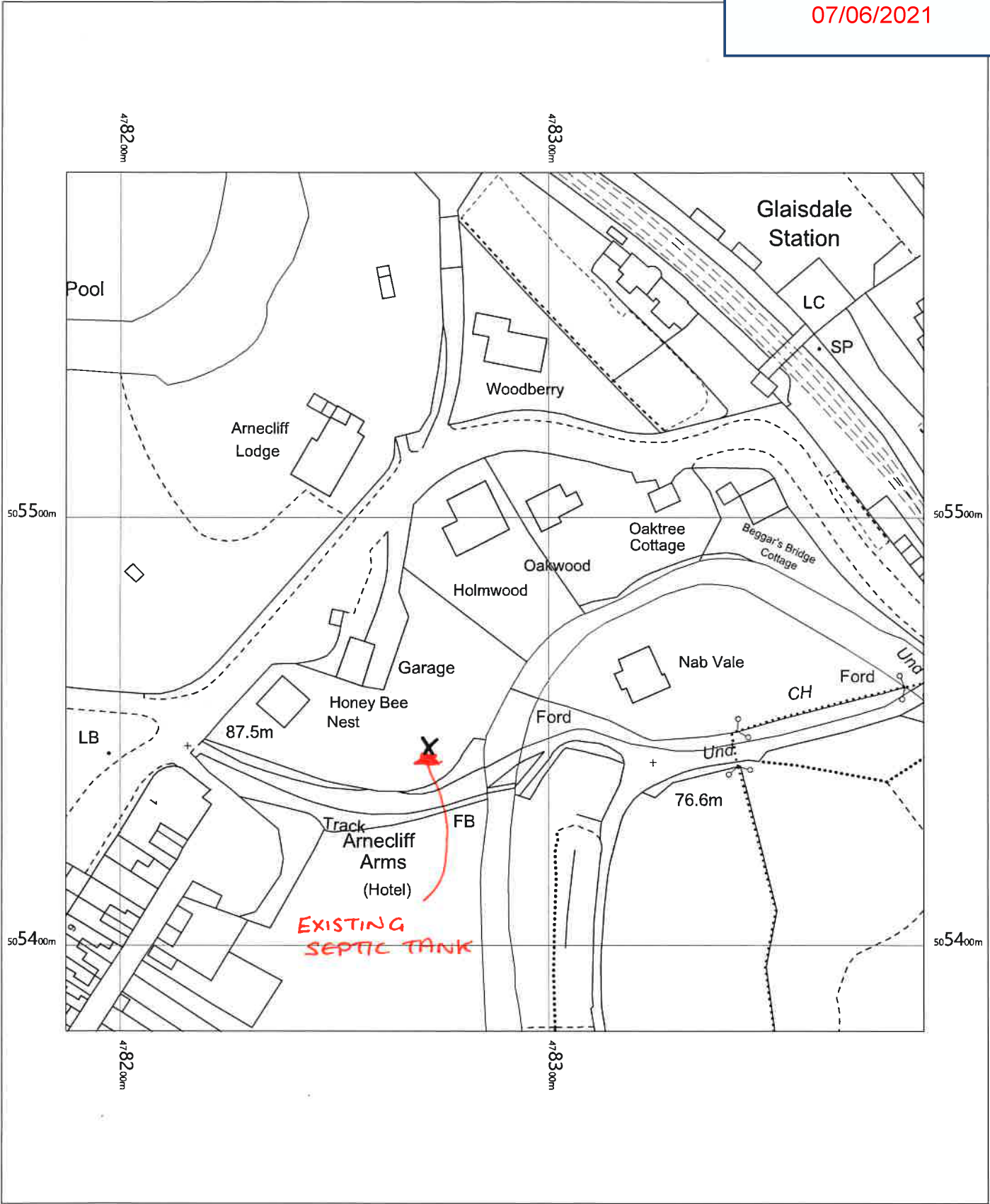
	Water Main 4" and below
	Water Main 4" and above
	Raw Water Main
	Private Water Main
	Fire Hydrant
	Pumping Station



Public Clean Water Network 16/01/2020 10:18:23 OS Grid Coordinates: 478201 : 505389 Map Name : NZ7805SW svcGISSafeMo



Public Waste Water Network 16/01/2020 10:18:27 OS Grid Coordinates: 478201 : 505389 Map Name : NZ7805SW svcGISSafeMo



OS MasterMap 1250/2500/10000 scale
Monday, April 30, 2018, ID: BW1-00708550
maps.blackwell.co.uk

1:1250 scale print at A4, Centre: 478287 E, 505480 N

©Crown Copyright Ordnance Survey. Licence no. 100041041



BLACKWELL'S
MAPPING SERVICES
PERSONAL & PROFESSIONAL MAPPING
www.blackwellmapping.co.uk

