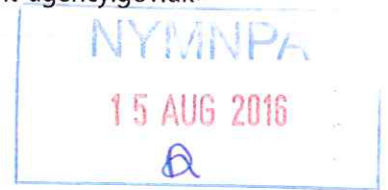


HW

Wendy Strangeway

From: Sustainable Places, Yorkshire
Sent: 15 August 2016 09:49
To: Planning
Subject: RE: Burgate Farm, Harwood Dale - NYM/2016/0315/FL



Thank you for consulting us on the above development which we received on 12 August 2016.

Based on the information submitted, we have no objection to this development but would like to draw your attention to the following.

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, in 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 a 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, spring or borehole.

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.

PERMIT

Our National Permitting team can be contacted on 03708 506506

The Applicant/Agent should fill in a Foul Drainage Assessment form to explain/detail why connection to the public sewer network is not feasible for this development and add this to the planning file.

Further advice is available at: Septic tanks and treatment plants: permits and general binding rules

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

If there's any doubt about whether a consultation is needed, please give us a call (Tel. 020 302 56862). Please do the same if you think we've incorrectly returned a consultation.

From: planning@northyorkmoors.org.uk
Sent: 12 August 2016 13:06
To: Sustainable Places, Yorkshire
Subject: Burgate Farm, Harwood Dale - NYM/2016/0315/FL

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Burgate Farm, Harwood Dale.

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If in future you would like to respond to the electronic correspondence via our e-consultation system please contact Wendy Strangeway via email (planning@northyorkmoors.org.uk) who will be more than happy to set you up with a log-in username and password.

If you cannot open the attachment you can download the following software free of charge:

- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.

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If you have received this message in error please reply to say so and then delete the message. Any use, copying, disclosure or distribution by anyone other than the addressee is forbidden.

www.northyorkmoors.org.uk