

PROPOSED HOLIDAY COTTAGES
AT
PLAS FARM
RHOS
PONTARDAWE

FOUL DRAINAGE PROPOSALS
STATEMENT

AUGUST 2024

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PROPOSED HOLIDAY Y COTTAGES AT PLAS FARM , RHOS

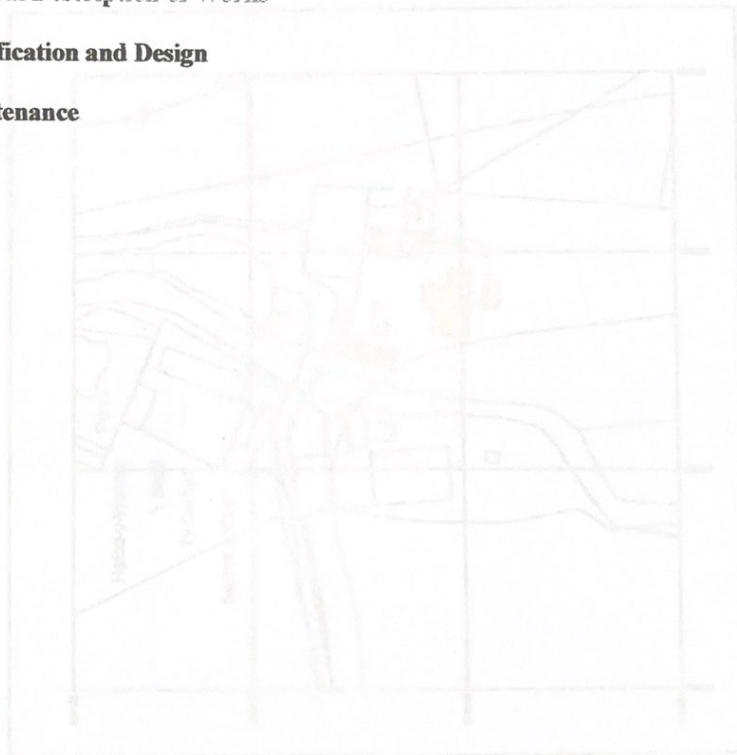
FOUL DRAINAGE PROPOSAL STATEMENT

AUGUST 2024

23/092

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PROPOSED HOLIDAY Y COTTAGES AT PLAS FARM , RHOS

FOUL DRAINAGE PROPOSAL STATEMENT

1.0 Resume

2.0 General Description of Works

1.0 This foul drainage statement has been prepared in support of a planning application to discharge condition 6 of NPT Planning consent ref P2022-0365 -which calls for “a foul water drainage scheme for the site “of the consented proposed holiday cottages at Plas Farm Rhos be submitted for written approval prior to commencement of development.

1.2 As the site is away from any Dwr Cymru -Welsh Water [DCWW] adopted sewers and assets a private foul drainage scheme is proposed, and details given below and, on the scheme, proposal drawing ref 23/102.

1.3 Current foul drainage regime for existing farm buildings

1.3 Design calculations for the scheme which consist of a gravity foul sewer running from each of the two consented buildings to a septic tank system and then to a drainage field for final disposal have also been prepared and should be read in conjunction with this statement.

1.4 The statement also gives specification details for the proposed system and also proposed maintenance arrangements that will be entered into.

1.5 Whilst the statement deals specifically with foul drainage proposals the scheme drawing also indicatively show the storm drainage proposals for a sustainable drainage system to the proposed holiday cottages, which will form part of a separate Sustainable drainage [SUDS] proposal application to NPT SAB board. These details are shown so that an overall picture of the drainage proposals is given for reference.

These agreed concepts have now been further developed as part of this detailed foul water drainage scheme that is being submitted to clear planning condition no 6.



Fig. 2 - Drainage plan as submitted with consent application

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FOUL DRAINAGE PROPOSAL STATEMENT

2.0 General Description of Works

2.1 General & Proposal Justification

- 2.1.1 A private foul drainage system is proposed as there are no DCWW apparatus or adopted sewers in the area with the nearest adopted sewers over 2km away **and** thus no practical means whatsoever to economically take and connect foul drainage to the DCWW public sewer system.

2.2 Current foul drainage regime for existing barn buildings

- 2.2.1 The existing barns to be converted to holiday cottages and the existing farmhouse of Plas Farm are shown on fig1 together with current drainage arrangements. With reference to fig 1 it can be seen that there is no existing foul drainage provision at all for the two barns and the existing farmhouse foul drainage runs to an old type of existing septic tank and soakway/system as shown.

2.3 Foul Drainage proposals forming part of Planning Approval P2022-0365

As part of the planning application foul drainage outline proposals were submitted as shown on fig 2 where the drainage drawing submitted as part of the application is reproduced

These agreed concepts have now been further developed as part of this detailed foul water drainage scheme that is being submitted to clear planning condition no 6.

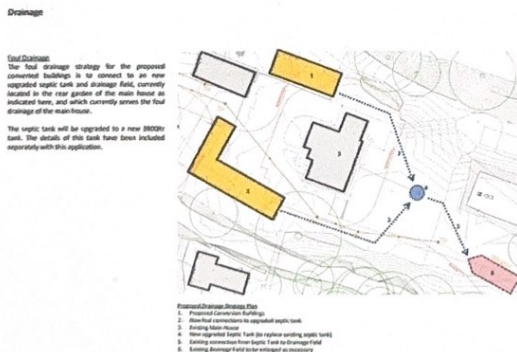


Fig 2 – Drainage plan as submitted with consented application

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2.4 Foul water drainage detailed proposals

2.4.1 . The new foul drainage system has been designed to take foul discharge from both holidays let units formed in the converted barns, and also to allow replacement of the existing foul system and septic tanks serving the existing farmhouse [which are coming to the end of their design lives]

2.4.2 With reference to drawing 102 [Fig 3] it can be seen the elements forming the new foul drainage system are as follows,

A] New upvc foul manholes located at 600mm depth outside the two holiday let buildings/converted barns to allow connection of soil wastes from the new holiday lets internal drainage.

B] 100 mm diameter gravity foul sewers laid at minimum 1:80 falls to form a drainage network to take the individual building wastes to a single new underground septic tank sized to take the overall hydraulic load in accordance with current Building Regulations [Wales] document part H. The new septic tank is to be located on open unused fields in the clients' ownership that lie beyond the existing farmhouse garden areas.

C] final discharge from the new septic tank to a new drainage field as shown, with the field designed and located in accordance with part H of the building regulations design criteria [reference is made to the separate hydraulic design calculations submitted]
The drainage field is again located on open field /land located outside the farmhouse garden areas as shown but within the client/developer's ownership.

NOTES

- Foul
- Existing site level
- Storm Drainage
- Soakaways
- Raingarden
- Septic Tank
- Drainage Field
- Low Flood Exceedance Area

8 Aug2 Notes Added
 A Aug2 Foul drainage
 LITE 000000

Mr Richard Bowen

Holiday Cottages
 At Plas Farm

Site Drainage Plan

Planning

as the planning application to the
 Local Planning Authority for the
 development of the site, the applicant
 must submit a drainage plan showing
 the proposed foul drainage system
 and the proposed surface water
 drainage system.

DATE 18/11/23
 DRAWN BY AJ
 CHECKED BY

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Ref	Cl	IL	Type	Cover
F1	150.05	149.4	UPVC	M/Duty
F2	150.05	149.3	UPVC	M/Duty
F3	150.00	149.2	UPVC	M/Duty
F4	150.05	149.4	UPVC	L/Duty
F5	149.9	149.2	UPVC	L/Duty
F6	149.8	149.0	UPVC	M/Duty
F7	149.9	149.2	UPVC	L/Duty
F8	149.6	148.6	UPVC	L/Duty

Fig 3.

PROPOSED HOLIDAY Y COTTAGES AT PLAS FARM , RHOS

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3.0 Specification and Design

3.1 General Specification

Whilst the proposed foul sewer system is to remain in private ownership, the design is based on the design specifications given in,

3.1.1 DCWW sewers for adoption 7th edition

3.1.2 Building Regulations document [Wales] Part H – Drainage & Waste Disposal

3.2 Detailed Specification

3.2.1 Pipe work and manholes – 100mm upvc [kite marked] pipes to Sewers for criteria approved by DCWW -Sewers for adoption 7th edition.

3.2.2 Septic tank – Alpha 4600 litre underground septic tank by Kingspan ltd as detailed on drawing DSO552P included in the foul drainage design calculations produced by ateb August 2024

3.2.3 Drainage field -minimum 216m² drainage field [10m*21.6m] designed and built in accordance with Part H clause 1.44 using results of on-site porosity tests as given in the ateb design calculations that form part of the application.

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4.0 Maintenance

4.1 General Provisions

- 4.1.1** Maintenance of the foul water disposal system to be with site owners and operators
The owners to ensure records of all inspections are kept.
Preventative maintenance in the form of advising tenants and holiday let users of materials not to flushed down toilets [cotton buds/pads/nappies etc. to be given and displayed in the units.
- 4.1.2** Routine visual inspection and cleaning of foul gravity drains to undertaken annually.
- 4.1.3** CCTV survey of foul gravity drains to be undertaken every 10 years and any defects noted made good.
- 4.1.4** Septic tank to be visually inspected annually by site owners and every 3 years by an approved Kingspan ltd inspector.
- 4.1.5** Septic tank to be emptied and desludged by specialist registered drainage waste carrier disposal company every 2 years.
- 4.1.6** Drainage field to be visually inspected yearly and by approved engineer every 3 years.
If drainage yearly inspections any soft or soggy areas around filed area or spongy very green grass noted detailed inspection by engineer to be called for.