14.08.23

LOW FARM STABLES, CAMBLESFORTH

The planning application for the conversion of an existing barn to a dwelling to the side of Low

Farm Stables, Cemela Lane requires a 'High Performance Package Sewage Treatment Plant' as there is no mains sewer on the adjacent public highway.

The closest mains sewer is located 1.1 kilometres NE and is the responsibility of Yorkshire Water Services Ltd. Information provided by Safe-Move.

The following information provides details of the location and the type of septic tank to be installed.

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 John Watson
Address Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.
Telephone No 07702576212
e-mail john.j.watson@btinternet.com

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? *This must include a scaled map showing the nearest public foul sewer connection point - check with your local sewerage undertaker.*	✔	
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? *If YES, please provide further details including references of any planning permissions already granted.*		✔

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……	✔	

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? *If YES go to Q4*		✔
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 *If YES go to Q3.*		✔
Do you intend to use a system that discharges solely to watercourse? *(see Guidance Note 3) If YES go to Q9.*		

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 *(For cesspools write N/A)*	**YES**	**NO**
6a. Have you submitted a copy of the percolation test results with this form *(see Guidance Note 6)?* 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? *If YES please provide details as additional information.*		✔
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 *(see Guidance Note 6)?*	✔	

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. *You may need to make local enquiries to get a full answer to these questions*.	**YES**	**NO**
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)? *This includes your own or a neighbour's supply.*		
Will the discharge be within a groundwater Source Protection Zone 1? *If yes, you will need to apply for an environmental permit*		
Are there any drainage fields/soakaways within **50m**? *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.*		
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? *(For cesspools write N/A)*		
Will there be any access roads, driveways or paved areas within the disposal area? *(For cesspools write N/A)*		

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 *(see Guidance Note 5).*	***200lt per person***

11. General Binding Rules for Small Sewage Discharges	**YES**	**NO**
Does the system meet the requirements of the General Binding Rules for small sewage discharges?	✔	

12. Maintenance

How do you propose to maintain the system? Annual service provided by qualified engineer.

13. Declaration

I declare that the above information is factually correct.

Name	Signature	Date
Sam Conway	Sam Conway	14.08.23

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:

1.33 A trial hole should be dug to determine the position of the standing groundwater table. The trial hole should be a minimum of 1m^2 in area and 2m deep, or a minimum of 1.5m below the invert of the proposed drainage field pipework. The ground water table should not rise to within 1m of the invert level of the proposed effluent distribution pipes. If the test is carried out in summer, the likely winter groundwater levels should be considered. A percolation test should then be carried out to assess the further suitability of the proposed area.

1.34 Percolation test method – A hole 300mm square should be excavated to a depth 300mm below the proposed invert level of the effluent distribution pipe. Where deep drains are necessary the hole should conform to this shape at the bottom, but may be enlarged above the 300mm level to enable safe excavation to be carried out. Where deep excavations are necessary a modified test procedure may be adopted using a 300mm earth auger. Bore the test hole vertically to the appropriate depth taking care to remove all loose debris.

1.35 Fill the 300mm square section of the hole to a depth of at least 300mm with water and allow it to seep away overnight.

1.36 Next day, refill the test section with water to a depth of at least 300mm and observe the time, in seconds, for the water to seep away from 75% full to 25% full level (i.e. a depth of 150mm). Divide this time by 150mm. The answer gives the average time in seconds (Vp) required for the water to drop 1mm.

1.37 The test should be carried out at least three times with at least two trial holes. The average figure from the tests should be taken. The test should not be carried out during abnormal weather conditions such as heavy rain, severe frost or drought.

1.38 Drainage field disposal should only be used when percolation tests indicate average values of V_p of between 12 and 100 and the preliminary site assessment report and trial hole tests have been favourable. This minimum value ensures that untreated effluent cannot percolate too rapidly into groundwater. Where V_p is outside these limits effective treatment is unlikely to take place in a drainage field. However, provided that an alternative form of secondary treatment is provided to treat the effluent from the septic tanks, it may still be possible to discharge the treated effluent to a soakaway.

N.B. When determining whether a discharge may be made under statutory General Binding Rules one of the requirements is that any drainage field must be designed and constructed in accordance with BS6297:2007. This specifies that the minimum percolation rate under that standard is 15s/mm and any discharge made to ground where the percolation rate is less than 15s/mm is subject to the granting of an Environmental Permit.

7) Developers may requisition a sewer from the Sewerage Undertaker to connect their development to the public sewer. Should this not be feasible on the grounds of cost and practicability, on site treatment in the form of package plants and their associated sewers (if constructed to an acceptable standard) can be offered to the sewerage undertaker for adoption. This approach is in support of advice from the Government contained in the National Planning Practice Guidance Developers are urged to discuss their requirements with the Sewerage Undertaker at the earliest possible opportunity.

8) Glossary

Package treatment plant

A package treatment plant is a system which offers varying degrees of biological sewage treatment and involves the production of an effluent which can be disposed of to ground via a drainage field or direct to a watercourse. There are many varieties of package treatment plant but all involve settling the solids before and/or after a biological treatment stage and almost all use electricity. Package treatment plants usually treat sewage to a higher standard than septic tanks but are vulnerable in the event of power failures and require more regular servicing and maintenance to ensure that they work effectively. The type of system chosen should be

appropriate to the type of development proposed and take account of variations in flow and periods of inactivity, for example where the system will serve holiday accommodation where occupation and maintenance may be more irregular.

Septic tank

A septic tank is a two or three chamber system, which retains sewage from a property for sufficient time to allow the solids to form into sludge at the base of the tank, where it is partially broken down. The remaining liquid in the tank then drains from the tank by means of an outlet pipe.

Effluent from a septic tank is normally disposed of to ground via a drainage field and receives further treatment in the soils surrounding that drainage field, so that it does not generate a pollution risk to surface waters or groundwater resources (underground water). The most commonly used form of drainage field is a subsurface irrigation area, comprising a herringbone pattern of interconnecting dispersal pipes laid in shallow, shingle filled trenches. The dispersal pipes within the drainage field should be located at as shallow a depth as possible, usually within 1 metre of the ground surface. A septic tank typically needs to be desludged at least once a year in order to ensure that it continues to work effectively.

Cesspool

A cesspool is a covered watertight tank used for receiving and storing sewage and has no outlet. It relies on road transport for the removal of raw sewage and is therefore the least sustainable option for sewage disposal. It is essential that a cesspool is, and remains, impervious to the ingress of groundwater or surface water.

Mr John Watson,

Low Farm Stables,

Camela Lane,

Camblesforth,

YO8 8HA.

Percolation Test Results

August 2023.

Three separate holes were dug in the location of the proposed soak away as indicated on the site plan.

Hole 1

Drainage time – 102 mins (6120 secs) ie VP = 40.8

Hole 2

Drainage time – 98 mins (5880 secs) ie VP = 39.2

Hole 3

Drainage time – 105 mins (6360 secs) ie VP = 42.4

Total VP time was 122.4 so average VP = 40.8

Water Management Solutions

Kingspan

7 YR WARRANTY PERIOD

Klargester

BioDisc® BA-BE Sewage Treatment Plant

kingspan.co.uk/klargester

Kingspan®

Klargester BioDisc®
Domestic Sewage Treatment Plant

Support from start to finish from our expert team

* Dimensions illustrated here are applicable to the BA and BB models only.

Choosing the right sewage treatment plant for your home with Kingspan Klargester

Kingspan Klargester provides relevant advice and support throughout the wastewater treatment purchasing process based on our in-depth local knowledge and expertise. We offer comprehensive free site visits, professional installation options (optional extra) and expert aftersales care through our national network of accredited installers and engineers.

BioDisc is 100% compliant with European standard EN 12566-3

I'm a homeowner - what do I need to consider before choosing my treatment plant?

The Kingspan Klargester BioDisc sewage treatment system is available to suit all types of domestic applications, catering for single and multi-house properties. BioDisc is engineered to treat wastewater to a very high standard and offers affordable lifetime costs compared to other treatment processes.

Our team will guide you through:
- Size of treatment plant required
- Ground conditions around the plant
- Wastewater discharge options
- Invert level options

Why BioDisc®?

With strict Environment Agency standards, it's more important than ever to choose a sewage treatment plant that delivers peace of mind with reliable treatment of wastewater.

The Kingspan Klargester BioDisc is built on the back of 65 years' experience and offers the following benefits:

7 YEAR WARRANTY**

Product benefits

- Affordable lifetime running costs
- Trusted and reliable performance
- Odour free
- Silent Operation

BioDisc is one of the few systems in the UK which doesn't make use of an air pump (used in an 'aerated' system) which means minimal odour being released. This is verified by an independent odour sampling report (available on request).

At a recent site, our expert team concluded that the domestic BioDisc has the same level of noise as the average ambient background noise outside (between 40-55 decibels).*

Typical aerated system
Decibel equivalent to a coffee grinder machine

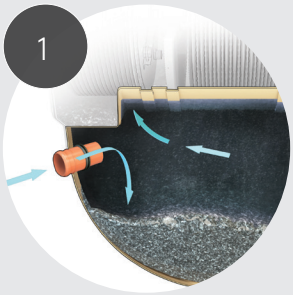
Domestic BioDisc
Decibel equivalent to a modern refrigerator

* This is a representative figure based on a commercial BioDisc plant.

Register your guarantee online at **kingspan.co.uk/klargesterguarantee** to arrange your service and enjoy an extended seven year guarantee period.**

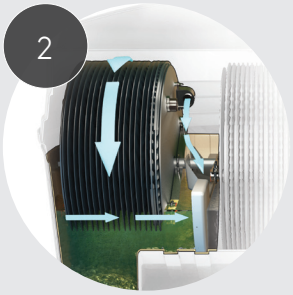
** For BA and BB BioDisc models only, when registered online - terms and conditions apply.
Visit: https://www.kingspan.com/gb/en-gb/products/wastewater-management/warranty-terms

How it works



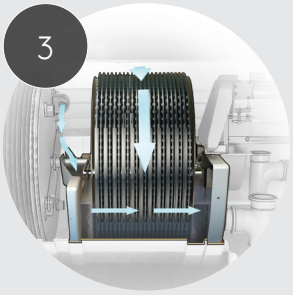
Primary settlement tank

Wastewater and sewage flows into the primary settlement tank where the large solids are retained for future removal.



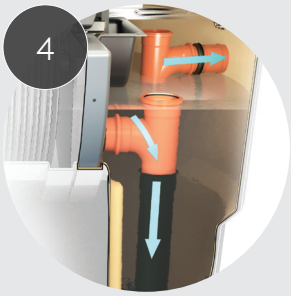
First stage biological treatment

The liquor and fine solids then flow into the Biological Treatment Zone 1 where the first stage of treatment occurs.



Second stage biological treatment

The liquor is then fed forward at a controlled rate into Biological Treatment Zone 2 for further treatment.



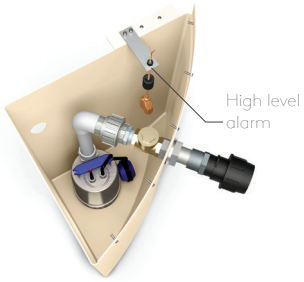
Final settlement tank

The clean liquid passes into the final settlement tank where it can be discharged to ground or water course.

Control panel and beacon featuring alarm* and digital display to signal that your system is working optimally (beacon and alarm optional extras).

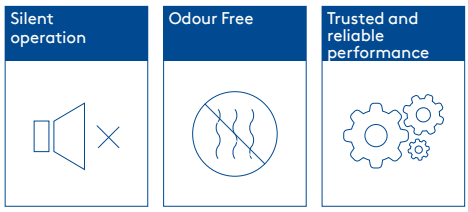
SmartServ Pro

Ask us about our SmartServ Pro remote monitoring solution (optional extra). With early fault detection, SmartServ Pro lets you know when your system needs serviced, giving you peace of mind. Find out more at helpingyou@kingspan.com



Integrated Pump System also available (for pumped systems only). Our technical team will guide you through the best options for your site.

Book your free site visit from our expert Klargester team at **klargester@kingspan.com** or visit **kingspan.co.uk/klargester**



Technical Specifications

Model Reference	BA	BAX	BB	BC	BD	BE
Population Equivalent	8	12	16	24	33	47
Maximum Daily BOD5 (g BOD5)	360	540	720	1080	1500	2100
Maximum Daily Flow (m3)	1.2	1.8	2.4	3.6	5	7
Maximum Daily Ammonia (g NH4)	48	72	96	144	200	280
Overall Diameter (mm)	1995	1995	1995	2450	2450	2450
Length (mm)	N/A	N/A	N/A	N/A	3340	3340
Inlet Invert depth (mm)	450/750/1250	450/750/1250	450/750/1250	600/1100	600/1100	600/1100
Depth Below Inlet Invert (mm)	1400	1400	1400	1400	1820	1820
Outlet Invert Depth (mm)	1315	1315	1315	1735	1735	1735
Overall Height (mm)	2160/2460/2960	2160/2460/2960	2160/2460/2960	2825/3325	2825/3325	2825/3325
Height to Rim of Cover (mm)	1945/2245/2745	1945/2245/2745	1945/2245/2745	2485/2985	2485/2985	2485/2985
Empty Weight (kg)	310/325/380	335/350/405	335/350/405	650/750	1100/1200	1200/1300
Standard Power Supply	1 phase	1 phase	1 phase	1 phase	1 phase	1 phase
Motor Rating – Single Phase (Watts)	60	60	60	173	253	253
Full Load Current - Single Phase (amps)	0	0	0	1	1	1
Optional Power Supply	N/A	N/A	N/A	3 phase	3 phase	3 phase
Motor Rating – 3 Phase (Watts)	N/A	N/A	N/A	90	90	90
Full Load Current - 3 Phase (amps)	N/A	N/A	N/A	0.38	0.38	0.38
Sludge Return Pump Rating (Watts)	250	250	250	250	250	250

Invert level options

Three standard drain invert level options are available from stock to match the site topography and where applicable, minimise the excavation depth. The BA, BB and BA-X models are available with an integral pump to move the effluent from the point of treatment, if site level demands.

Environment Agency regulations

As an off-mains homeowner, you must comply with the General Binding Rules by ensuring your treatment system is maintained properly and does not cause pollution. These rules state that you must arrange regular maintenance for your system, via a trusted service provider. Kingspan Service can help with expert servicing and alarm packages – email **helpingyou@kingspan.com**

Protect your investment with our Service and Maintenance Plans

We recommend that you service your BioDisc sewage treatment plant **once a year**. Under Environment Agency regulations, it's now your responsibility to ensure smooth running of your plant.

Our in house Service department offer a range of service packages including Gold, Silver and Bronze to cater for all homeowners' needs.

To find out more about how you could benefit from a tailored service package from Kingspan, call us on **0333 240 6868** or email **helpingyou@kingspan.com**

For further technical information & videos on the BioDisc treatment plant visit our website at**kingspan.co.uk/klargester**

Contact Details

UK

Kingspan Water & Energy Ltd.

College Road North
Aston Clinton | Aylesbury
Buckinghamshire | HP22 5EW

T: +44 (0) 1296 633 000
F: +44 (0) 1296 633 001
E: klargester@kingspan.com
www.kingspan.co.uk/klargester

Kingspan Water & Energy Ltd.

Service Office Details:

180 Gilford Road
Portadown
BT63 5LF

T: NI: 028 3836 4600 | ROI: 0818 543 500
E: helpingyou@kingspan.com
www.kingspanservice.com

03/2023_v5_5010.02

YORKSHIRE WATER
PROTECTION OF MAINS AND SERVICES - CLEAN WATER

1. Please note the positions of clean water apparatus shown on the enclosed plans are believed to be correct. However, Yorkshire Water (YW) will accept no responsibility in the event of any inaccuracy or omission. 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 (0845 124 24 24) for water and (0845 124 24 29) for sewerage.

2. 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. Where a pipe, cable, duct, etc. crosses a main or service it should preferably cross perpendicular or at an angle of no less than 45o 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. 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.

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

4. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required.

5. If surface levels are to be decreased/increased significantly the effects on existing 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.

6. Adequate support must be provided where any works pass under YW apparatus.

7. 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.

8. 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. Care must also be taken not to bury or cover chamber lids for similar reasons.

9. Explosives shall not be used within 100 metres of any Yorkshire Water Services apparatus or installations.

10. Vibrating plant should not be used directly over any apparatus.

11. ***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.

12. 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).

13. Should YW incur any costs as a result of non-compliance with the above, all costs will be rechargeable in full.

14. 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 Yorkshie Water with photographic supporting evidence where possible.

YORKSHIRE WATER
PROTECTION OF MAINS AND SERVICES - WASTE WATER

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 (0845 124 24 24) for water and (0845 124 24 29) for sewerage.

2. The public sewer network is lawfully retained in its existing position and the sewerage 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 sewerage undertaker may "inspect, maintain, adjust, repair or alter" the network. Those rights are given to enable the sewerage 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.

3. 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.

4. All excavation works near to YWS apparatus should be by hand digging only.

5. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required.

6. To enable future repair works to be carried out, a minimum clearance of 1000mm must be maintained where any works or services are installed adjacent to YWS apparatus and a minimum clearance of 150mm where any works or services cross the apparatus.

7. Adequate support must be provided where any works pass under existing YWS apparatus.

8. Jointing chambers, lighting columns and other structures must not be installed in such a way that future repairs to YWS apparatus are hindered.

9. 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 29.

10. Explosives must not be used within 100 metres of YWS apparatus or installations and vibrating equipment should not be used directly over any apparatus.

11. Ground levels over existing YWS apparatus are to be maintained.

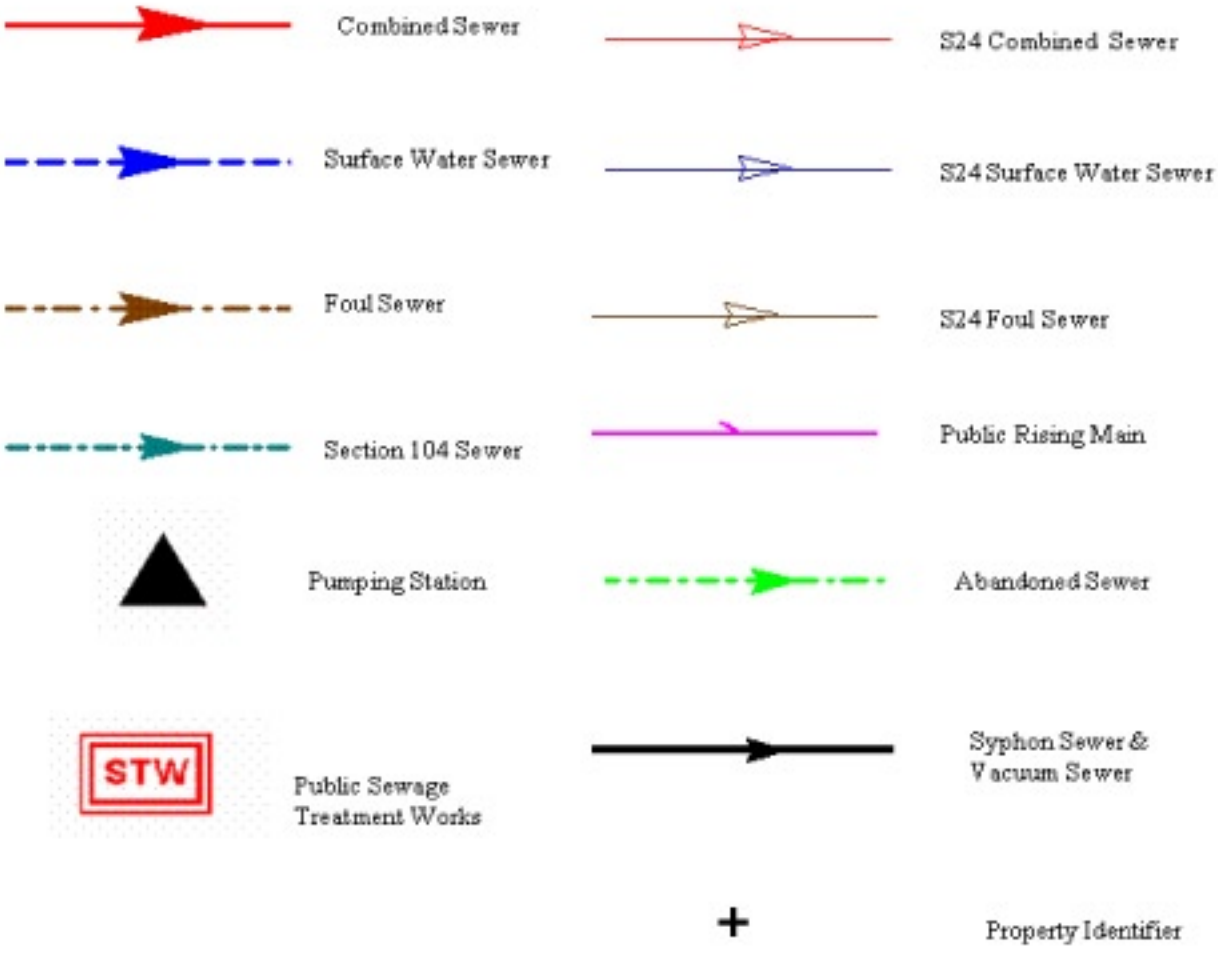
12. Movement or operation by vehicles or heavy plant is not to be permitted in the immediate vicinity of YWS plant or apparatus unless there has been prior consultation and, if necessary, adequate protection provided without cost to YWS.

13. 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.

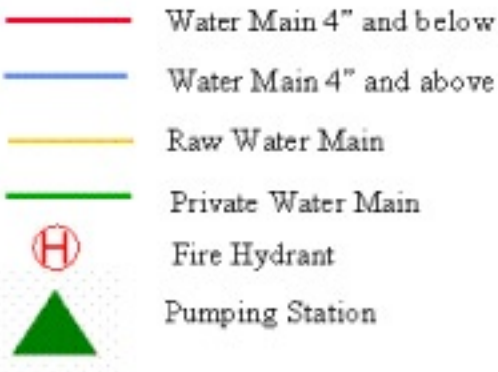
14. You should ensure that nothing is done on the site to prejudice the safety or operation of YWS employees, plant or apparatus.

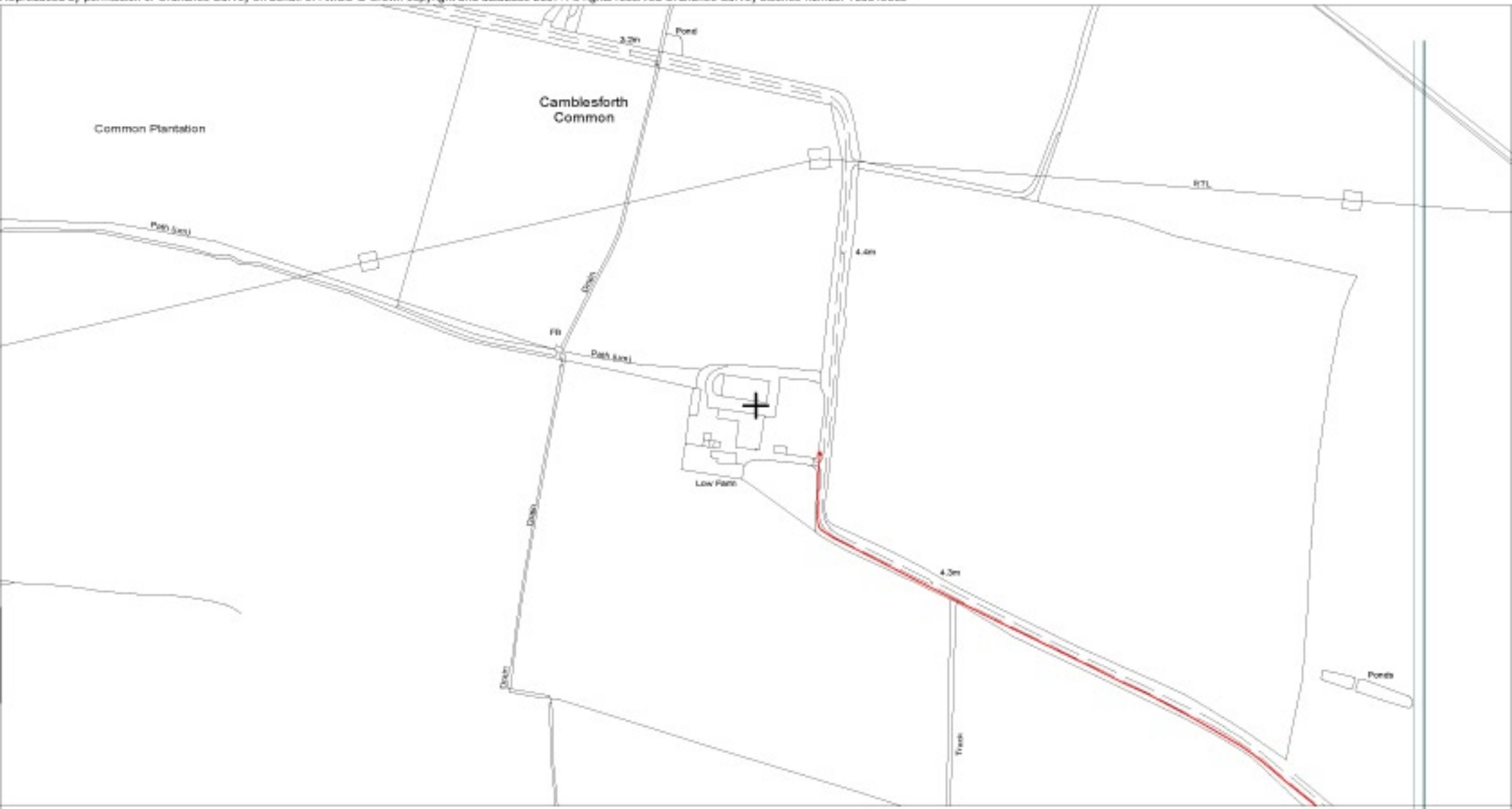
15. In accordance with the New Roads and Street Works Act 1991, Chapter 22, Part 3, Section 80. The location of any identified YW asset "*which is not marked, or is wrongly marked, on the records made available*" should be communicated back to Yorkshire Water. The location of the apparatus should be identified on copies of the supplied plans which should be returned to Yorkshie Water with photographic supporting evidence where possible.

Sewer Legend



Water Legend





Public Clean Water Network 23/11/2009 15:07:19 OS Grid Coordinates: 463645 : 427071 Map Name : SE6327SE nicholas

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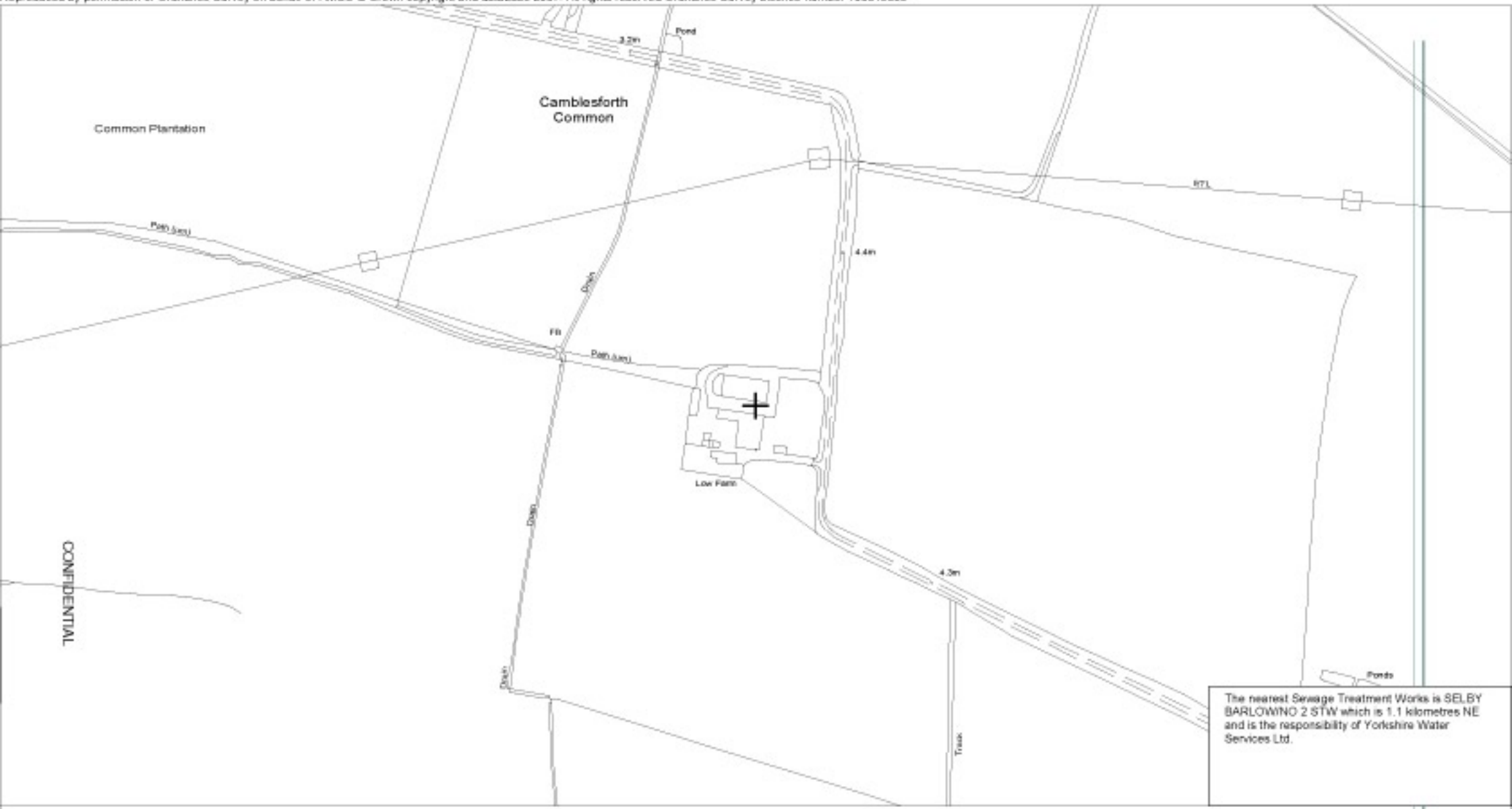

The nearest Sewage Treatment Works is SELBY BARLOWINO 2 STW which is 1.1 kilometres NE and is the responsibility of Yorkshire Water Services Ltd.

Public Waste Water Network 23/11/2009 15:07:26 OS Grid Coordinates: 463645 : 427071 Map Name : SE6327SE nicholas

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