matrix planning

Condition 10 of H05-0396-17 - Foul Water disposal

The following provides the installer's confirmation and specification for the septic tank system

From:	Peter McDermott
To:	Matrix Planning Ltd
Cc:	Martin Rowe
Subject:	[SPAM]FW: Gedney Hill - Septic tank etc
Date:	12 February 2018 16:36:04
Attachments:	image009.png image010.png

From: Damion | SJStanberry [mailto:damion@sjstanberry.com]
Sent: 09 February 2018 08:06
To: Peter McDermott <Peter@yougarden.com>
Subject: Gedney Hill - Septic tank etc

Dear Gordon,

Peter has asked me to provide a detailed outline and explanation of the works that we undertook with regards to the installation of the new septic tank and soakaway that we have installed at Long Land, Gedney Hill.

As part of the project to construct the agricultural packing shed at the former Kingfisher Nurseries, Long Lane Gedney Hill, I can confirm that we were instructed to upgrade the existing septic tank and to install a modern and much larger 12,000 litre septic tank with an adjacent and connected 36m3 soakaway. This ties in the with details in the original application where it was confirmed that the method of dealing with sewage waste was via a septic tank and soakaway, (albeit the previous, older and smaller one) so it is our hope that this is very much within the spirit of our original undertaking and that this upgrade will be looked upon positively by the team at SHDC.

This work was completed by my company - S J Stanberry & Sons to a very high standard, per the attached quotation. S J Stanberry & Sons are a local firm based just 5 miles from this site and have vast experience of installing this type of system locally and nationally.

The location of this new unit is adjacent to the site of the previous septic tank, with the soakaway in the exact location of the old septic tank and old soakaway – the location is in the void between the 2 greenhouses.

You can see from the quote that the tank has been concreted in to place and is therefore secure in the ground. The soakaway is sized and located to cope well with the established historic groundwater level, which was evaluated and monitored across the site during the shed build. Numerous pilot foundation pad holes were taken out to establish the general geology plus to indicate where the water table level is and therefore instruct the correct level to site the tank and soakaway. Critically, my company, S J Stanberry & Sons is the same contractor who has completed the general groundworks for the shed that has installed this system, hence their detailed familiarity with local water levels on site.

As part of the design, although not strictly necessary, a snorkel has also been installed, so that in the very unlikely event that the soakaway ever became flooded due to unprecedented rainfall locally, there is an effective means of pumping out the clear water from it. (It is important to note

that the overall site naturally drains away from this area and down towards the eastern perimeter adjacent to Langary Road, and it is therefore not anticipated that there will ever be an issue.)

Although the existing tank and soakaway were functional and fit for purpose, we believe these works were appropriate in order to avoid future disruption to the site plus it provides certainty that there is a capability and certainty to cope with the anticipated current and future volumes of effluent.

The capacity of the tank at 12,000 litres is sized to cope with up to 60 staff per the recommended calculation – 150 litres per person plus 2,000 litres = 11,000 litres, rounded up to the next tank size = 12,000 litre tank. The soakaway is greater than necessary at 3 x the maximum capacity of the tank itself.

If you feel it would be helpful, I would be happy to provide any further input or answer any additional questions.

A final point I would make is that the cost and scope of this part of the overarching project does not in any way form part of the earlier LEADER grant application.

Many thanks

Damion Hosier

Estimator

Mobile – 07981031613
Office – (01945) 870076
Please note that all calls including mobile calls are recorded for training and monitoring purposes
www.sjstanberry.com
damion@sjstanberry.com

S J STANBERRY & SONS LIMITED

Tretton Manor Barns, Lowgate, Tydd St. Mary, Wisbech, Cambs PE13 5PD

Agricultural, Commercial & industrial concrete flooring
Portable & modular building relocation & refurbishment

www.sjstanberry.com info@sjstanberry.com

You Garden Ltd
Eventus House
Sunderland Road
Market Deeping
Peterborough
PE6 8FD

Date: 25th October 2017

Our Ref: YouGarden/1017/GLC

QUOTATION

Dear Sirs,

Re: - To install new septic tank

Following our site visit and inspection, we are pleased to provide you with the following quote:

To install 60-person tank, 5.2 long x 2.4 in depth and 2 meters in width, invert 1 meter.

To lift tank into place, supply x 2 heavy duty lids.

Supply concrete to surround the tanks, form pad for tank to sit on, form concrete pad to finish floor area.

Provide and place trench sheets, including support frames - allowed 45-meter run with 100mm pipe from cabin to septic tank to soakaway. Allowed for x 4 manholes, 12 tonne lids only.

Supply gravel to surround pipes, labour to place concrete around tank, dig out trenches and place pipework, 360 and dumper.

£15,914.00

Any alterations to cabin are not included within the above cost.

To form soakaway by means of plastic crates, allowed 5 meters in length x 3-meters wide x 2.4 meters in depth.

Supply 1 heavy duty lid. Surround cages in Terram, supply plant and labour to excavate and backfill. Allowed for 1 x 6-meter in length - 300 diameters, access pipe for pumping out purposes.

£7,859.00

Please note * No percolation test has been carried out. No dewatering has been allowed for - if required. However, we have carried out a 3-meter trial hole which appears satisfactory at present.

S J STANBERRY & SONS LIMITED

Tretton Manor Barns, Lowgate, Tydd St. Mary, Wisbech, Cambs PE13 5PD

CONTRACT OF WORK BETWEEN SJ STANBERRY & SONS LTD AND

_Customer_____

Quote Reference_____ Date_____

I/we accept the quote received and agree to the terms & conditions given below by S J Stanberry & Sons Ltd in respect of the work to be undertaken by them.

All costs mentioned are exclusive of VAT.

All business is subject to our standard terms and conditions. Payment of invoices is due **30 days** from the date of the invoice. S J Stanberry & Sons Ltd requires payment to terms. Payment must be made on time, in full, and without any deduction, set off or counterclaim.
In the event that an account is outstanding, we will refer the matter to our debt collection agents, and any reasonable costs or fees incurred to collect the debt will be added to the debt, plus VAT at the prevailing rate. You agree that you will be legally liable to pay us that surcharge, and that payment of the same can be enforced against you in court.
You also agree to pay any statutory fees and interest at the relevant reference rate provided for under the Late Payment of Commercial Debts (Interest) Act 1998, which interest is payable both after and before any judgment of the court and continues to accrue.

Please complete this form and return to SJ Stanberry & Sons Ltd. Failure to return this form may cause delays in the project start.

Signed_____ Printed_____

For and on behalf of _____ Date_____

S J STANBERRY & SONS LIMITED

Tretton Manor Barns, Lowgate, Tydd St. Mary, Wisbech, Cambs PE13 5PD

CONCRETE /GROUNDWORKS – NOTES AND QUALIFICATIONS

Quotations are based on a normal working day of 8 hours. Bank Holidays and weekends will be charged as extra

Welfare facilities to be available on site i.e. Toilets, rest room with wash area – to be provided by the client unless these are specifically mentioned on the quote and the quote is accepted.

Water will be required on site to carry out works.

All our operatives are fully trained and hold all necessary updated certificates.

Any price increases incurred will be passed on, with written proof from our suppliers where necessary.

Freedom of site to carry out operation is requested.

We require adequate access to roadways at all times, suitable for heavy lorries.

Any costs quoted for soil away is based on ***NON CONTAMINATED SOIL***

Any CAT scan or ground investigation costs to be borne by the client unless stated otherwise on the quote

*** Please note – Extreme weather conditions i.e. excessive rain may result in the work being postponed until the weather is suitable for concrete laying. We obtain daily weather forecasts and will inform you as soon as possible should this be the case. If for any reason the customer overrules the decision we make based on weather information and work is compromised because of this, the oneness lays with the customer for costs incurred.*

To confirm you have read the above notes and qualifications:

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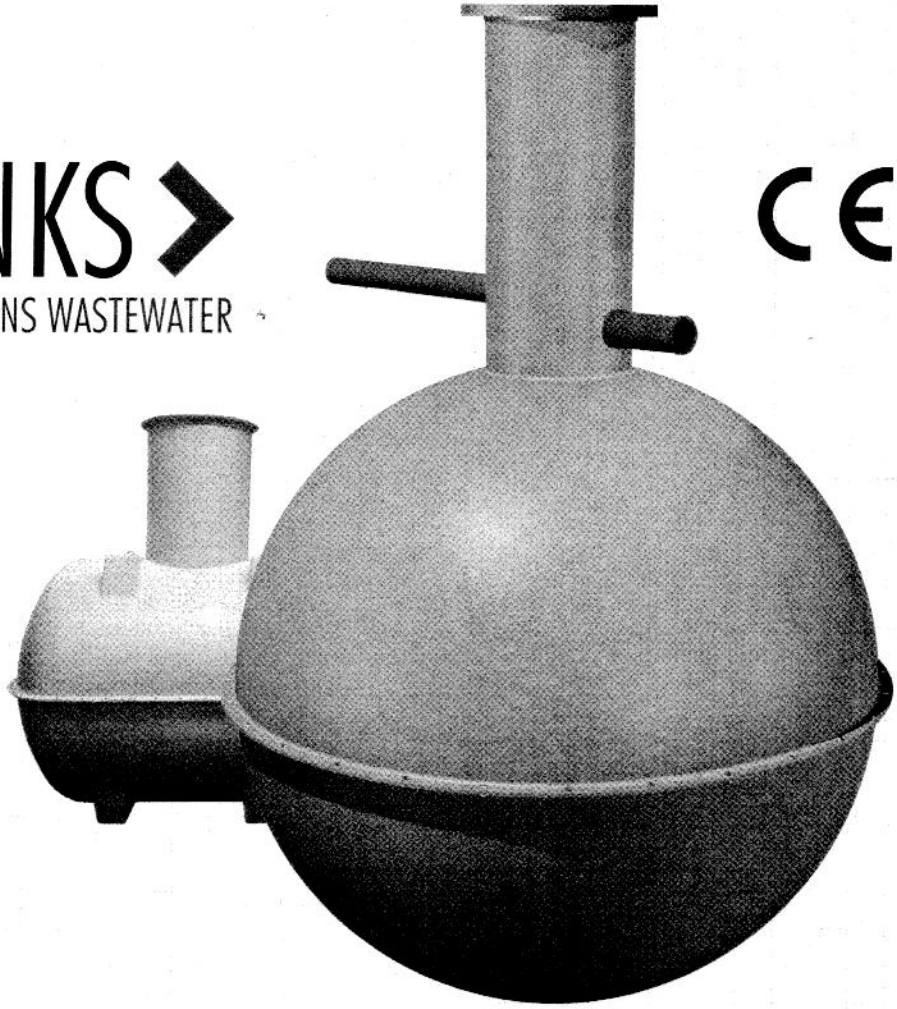
Signed_____ Printed_____

For and on behalf of _____ Date_____

SEPTIC TANKS >

FOR BASIC TREATMENT TO OFF-MAINS WASTEWATER

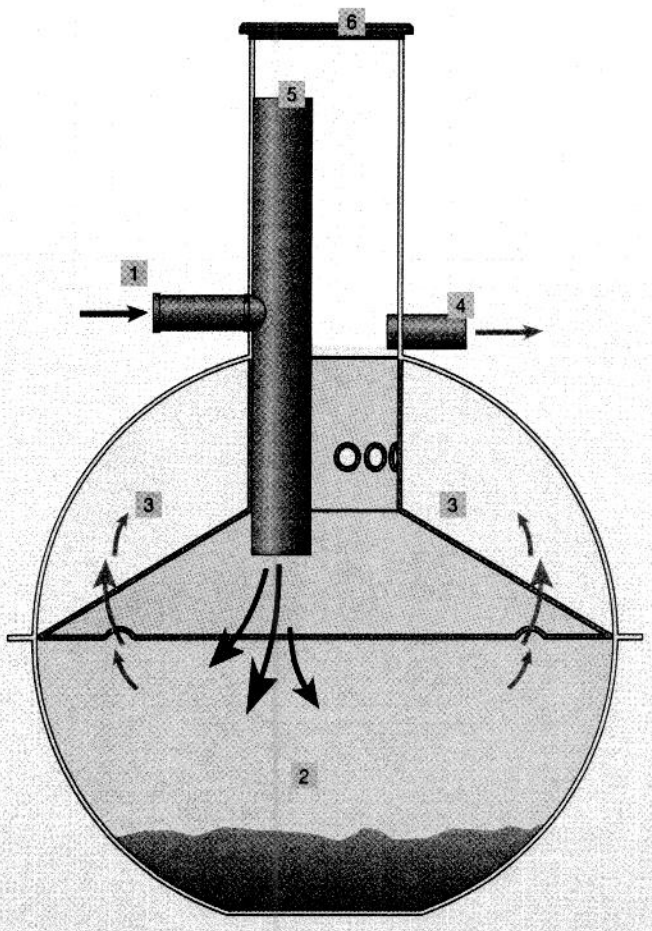
CE



Normally the simplest and most economical means of treating wastewater from small developments, a septic tank is a two or three chamber system which holds sewage to allow solids to settle into sludge at the bottom of the tank. Here it is naturally broken down, by a process known as anaerobic digestion, which provides settlement and some biological treatment but the effluent is not fully treated and must receive additional treatment before discharge to the water environment – the most common method being to spread the effluent to land via an underground drainage field.

> For domestic dwellings the capacity of a septic tank should be a minimum of 2700ltrs for up to 4 users, with the size increased by 150ltrs for each additional user

> Sewage treatment is an ongoing process. For the micro-organisms to stay healthy the system should be desludged regularly to prevent the build-up of sludge and to allow sewage to flow freely through the unit

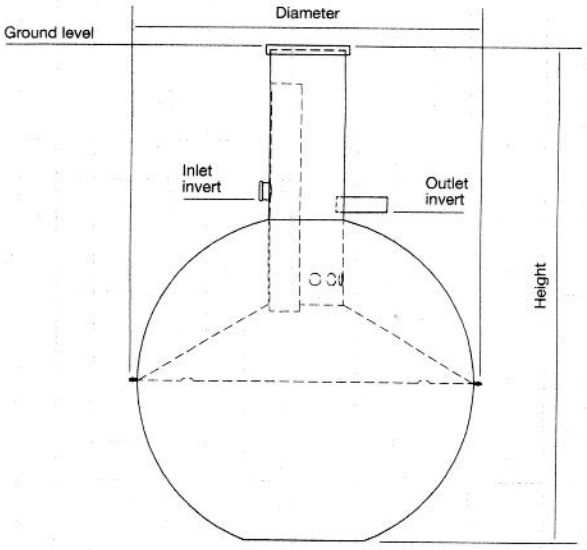


SEPTIC TANK BENEFITS

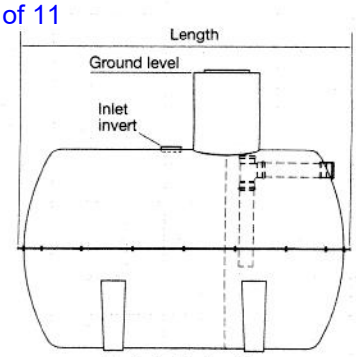
> Tested to BSEN12566:1 and CE-marked to ensure compliance with latest environmental and Building Regulations requirements
> Traditional 'onion-style' tanks for standard installations
> Low profile versions for high water table or hard rock site conditions
> Heavy duty shell as standard to enable installation in all ground conditions
> Integral lifting eyes for improved on-site handling
> Unique 'keying-in' lip to assist anchoring into granular or concrete surround
> Pedestrian cover and frame included as standard
> Additional 'Green Filter' range incorporating patented Polylok filter on outlet to reduce suspended solids, improving effluent quality and prolonging drainage field life

KEY

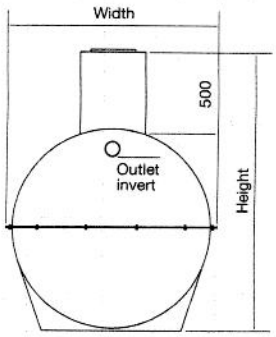
1 Inlet
2 Primary settlement chamber
3 Secondary chamber
4 Outlet
5 Desludge port
6 Access cover



Typical side elevation



Typical side elevation



View on outlet end

STANDARD SEPTIC TANK SPECIFICATIONS

Size	Dia	Height	Inlet		Outlet	
			Invert	Ø	Invert	Ø
2800L	1870	2780	1000	110	1040	110
3800L	2075	3000	1000	110	1040	110
4500L	2196	3100	1000	110	1040	110

All dimensions in mm

HORIZONTAL SEPTIC TANK SPECIFICATIONS

Size	Length	Width	Height	Inlet		Outlet	
				Invert	Ø	Invert	Ø
2800L	3000	1250	1750	500	110	800	110
3800L	4000	1250	1750	500	110	800	110
4500L	2650	1600	2100	500	110	800	110
6000L	2950	1900	2400	500	160	800	160
8000L	3640	1900	2400	500	160	800	160
10000L	4200	1900	2400	500	160	800	160
12000L	5200	1900	2400	500	160	800	160
14000L	5840	1900	2400	500	160	800	160
16000L	6700	1900	2400	500	160	800	160
18000L	7500	1900	2400	500	160	800	160
20000L	8100	1900	2400	500	160	800	160

All dimensions in mm

> CESSPOOLS

FOR BASIC STORAGE AND DISPOSAL OF OFF-MAINS WASTEWATER

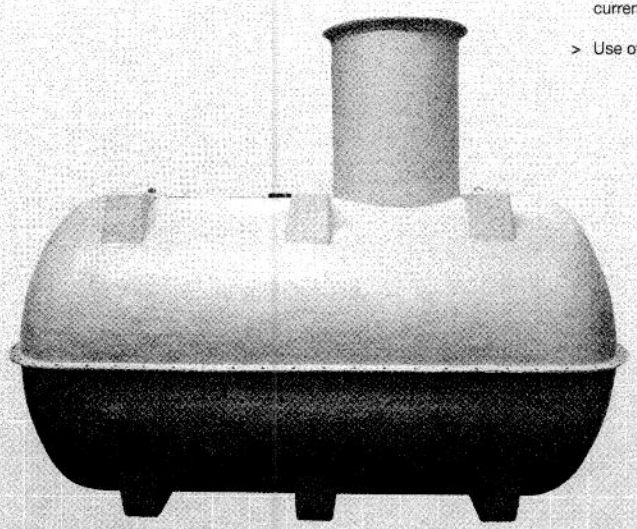
A cesspool is a covered, watertight tank used for storing sewage. It has no outlet and relies on road transport for the removal of raw sewage. No treatment is involved.

> For domestic applications cesspools should have a capacity below the level of the invert of at least 18,000ltrs for two users, and should be increased by 6800ltrs for each additional user. Cesspools for commercial premises have no such restrictions

> Installation of a high level alarm is recommended to indicate when it is nearly full

> Whoever empties your cesspool (or septic/PSTP) should be a registrered Waste Carrier and hold a current discharge licence from the local water authority

> Use of cesspool is not permitted in Scotland



CESSPOOL SPECIFICATIONS

Model	Length	Width	Height	Inlet	
				Invert	Ø
AT2800	3000	1250	1750	500	110
AT3800	4000	1250	1750	500	110
AT4500	2650	1600	2100	500	110
AT6000	2950	1900	2400	500	160
AT8000	3640	1900	2400	500	160
AT10000	4200	1900	2400	500	160
AT12000	5200	1900	2400	500	160
AT14000	5840	1900	2400	500	160
AT16000	6700	1900	2400	500	160
AT18000	7500	1900	2400	500	160
AT20000	8100	1900	2400	500	160

All dimensions in mm