

# **CERI ENVIRONMENTAL CONSULTING LTD**

*Specialists in Waste & Environmental Management*

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SAWMILLS COTTAGE  
SAWMILLS, KERRY  
NR. NEWTOWN,  
POWYS SY16 4LL  
Tel/Fax: 01686 670546  
email: [enquiries@cerienviromental.co.uk](mailto:enquiries@cerienviromental.co.uk)

## **BOWEN PROPERTIES LTD**

**MALT HOUSE  
GARTHMYL  
MONTGOMERY  
POWYS  
SY15 6RS**

**APPLICATION FOR DISCHARGE FROM A  
PACKAGE TREATMENT PLANT**

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## **NON TECHNICAL SUMMARY**

The Malt House is a grade 2 listed building situated in Garthmyl and adjacent to the Montgomery Canal. The building is being renovated within the constraints of the listed status. During renovation works a septic tank was found and subsequent testing of the drains has shown that the septic tank was draining directly into the canal.

An application for a discharge consent was made to NRW on the 4<sup>th</sup> June 2018 to discharge into the Montgomery Canal. This was withdrawn on the 24<sup>th</sup> July 2018 following discussions with Jennifer Eaton Mills. The reason initially for applying for a discharge into a water course was that there was not sufficient land available to install a soakaway system which would comply with the need to be 10m away from any watercourse. Bowen Properties has been in discussions with Building Control regarding the soakaway and they would be able to relax the 10m distance providing that NRW issue a discharge consent.

Percolation tests were attempted on the 1<sup>st</sup> July 2018 and as had previously been suspected the ground proved to be unsuitable for developing a natural soakaway. The soakaway proposed has been designed in accordance with the guidance in section 7 of the guidance document using a 700mm layer of washed sand on a permeable geotextile below the drainage layer. The underlying ground is fractured shales which are present over the whole area of the property. Whilst the soakaway will be close to the canal there is no groundwater flow into the canal and effluent will flow through the and to the unsaturated shales below. As these has an approximate vP of 2.5 the ground is very free draining.

The proposal is to install a package sewage treatment plant, meeting the EN12566-3:2005 standard, with a discharge to soakaway. The old septic tank will be emptied and backfilled in accordance with Building Regulations.

A bespoke permit application is required as the discharge is close to the Montgomery Canal, which has Special Area of Conservation (SAC) status and

is also a Site of Special Scientific Interest (SSSI). Discussions have taken place between the applicant and NRW at the planning application stage and this involved a Habitats Regulations Screening Assessment Report and this has been revised following additional information being supplied by the applicant. For the sake of completeness all the information previously submitted has been included in Appendices D and E.

The potential impact from the discharge is the eutrophication of the receiving water as additional nutrients can make it difficult for some aquatic plant species to compete. In order to address the issues raised in the comments raised in the Habitats Regulations Screening Report and the letter from NRW dated 12<sup>th</sup> May 2018, which states *“Given the absence of Luronium natans at the location of the discharge (nearest record 200m away) and the treatment efficiency of the proposed biodisc the proposal is unlikely to undermine the conservation objectives for the Montgomery canal SAC.”*

The applicant has considered the environmental and hydrogeological setting and has looked at the best environmental solution and whilst the canal is classed as a watercourse it is not a natural feature and the water is elevated above the natural water table, which in this case is around the level of the River Severn Floodplain.

The impact from the discharge will be very low as there will be no flow into the canal and effluent will drain vertically to a level below the canal lining. As such there will be no impact on the conservation objectives of the SAC.

**APPENDIX – A**  
**COMPANIES HOUSE OVERVIEW**

## **APENDIX – B**

### **LETTER FROM SEVERN TRENT WATER**