

02/09/2025

Ashfield District Council

Andrew Large Surveyors Ltd
The Estate Office
Staunton Harold Hall
Ashby-de-la-Zouch
LE65 1RT



[Via email to David Harris-Watkins](#)

31st July 2025

Dear David,

RE: Response to Planning Conditions for Hucknall Tram Stop Toilets, Nottinghamshire

Planning Reference: V/2025/0242

Introduction

We write to you in respect of the planning conditions received from Ashfield District Council (ADC) with regards to the above planning application. It is understood that the applicant seeks to construct a toilet block formed of 2no. toilets to provide facilities for tram drivers operating services through Hucknall Tram Stop, Nottinghamshire. ADC has provided a number of planning conditions which must be satisfied prior to the commencement of the proposed development.

The planning condition to be addressed in this letter is as follows:

"4. The development hereby permitted shall not be commenced until such time as an acceptable scheme to dispose of foul waste and plan to monitor and maintain the scheme has been submitted to, and approved in writing by, the local planning authority. The submission shall include detailed drawings of the site with foul drainage plan clearly marked and shall be implemented as approved."

Response to ADC Planning Condition

The ADC has provided a planning condition in relation to the provision of a suitable wastewater drainage scheme for the proposed toilet block which must be subject to appropriate monitoring and maintenance throughout its lifetime. Reasoning for this planning condition is to satisfy guidance set out by the Environment Agency aiming to "prevent deterioration and promote recovery of water bodies" within the local river basin management area of the proposed

development. As such, it is proposed that the development be connected via conventional sealed pipework to an appropriately sized subsurface cess tank located beneath the grounds of the tram stop carpark. Wastewater loads are to be contained in the cess tank before removal by a waste removal specialist on a predetermined timeframe. Utilisation of a cess tank based wastewater management scheme ensures that the proposed development can have no effect on the local water environment.

Cess Tank Sizing and Waste Removal

Waste loads produced at existing toilet blocks on the tramline which receive similar usage to that expected of the proposed development have been surveyed and conclude an average monthly load of 9,000 litres.

Taking the expected average monthly waste load of the development, a 10,000 litre cess tank is proposed, offering enough storage capacity to exceed projected monthly flows whilst being sympathetic to space constraints at the proposed development site. The cess tank which has been selected to be implemented at the site is a Marsh Industries AT-10000, offering sufficient storage space as well as a high-level SMS messaging alarm which notifies a responsible person when the tank has reached 80% of its capacity.

A contract with a local waste removal specialist is to be established ensuring monthly emptying and disposal of waste from the proposed toilet block. Emptying of the cess tank on a monthly basis ensures a constant 1,000litre contingency space should the toilet block produce above expected loads in a month. Upon the proposed toilet block becoming operational, attention will be afforded to the rate at which the cess tank is being filled by normal usage. Should it be found that the volume of waste being produced is not as expected, the frequency of emptying of the tank will be adjusted as required to ensure a sufficient contingency space is present at all times.

It is noted that the client has reached out to several local waste removal specialist for quotes at the time of writing.

Monitoring and Maintenance

Monitoring and maintenance of the proposed toilet block and wastewater management scheme is essential to ensuring the system continues to operate efficiently and does not pose an environmental risk to the local area through failure or over topping. As such the toilet block is to be added to the general maintenance schedule of the tram stop, this will ensure that monitoring and maintenance is routinely carried out to a high standard. Part of the maintenance schedule for the toilet block will include monthly visits from waste removal/maintenance contractors to ensure the system is being emptied and continues to

operate efficiently. Further measures to be implemented to ensure sufficient monitoring of the system is to include an SMS messaging alarm fitted to the cess tank capable of notifying responsible individuals when the tank has reached 80% capacity, allowing for arrangements to be made to ensure the tank is emptied in a timely manner.

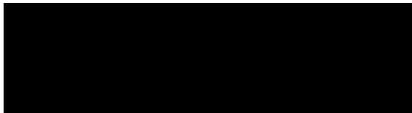
Drainage Layout Overview

The proposed development site is an active tram stop with a number of buried services within proximity of the proposed toilet block location. Taking note of this, the proposed toilet block and cess tank have been designed to take up as small a space as possible and cause minimal disruption during installation. Siting of the cess tank within proximity of the tram stop car park allows for easy access of waste removal tankers during emptying of the tank. Drawing-001 attached to this letter shows a drainage layout overview and typical detail of the toilet block and cess tank.

Conclusions

It is considered by Gondolin that the wastewater management scheme and associated monitoring/maintenance schedule provided is satisfactory to allow for the commencement of the development of the toilet block formed of 2no toilets at Hucknall tram stop, Nottinghamshire. The proposed wastewater management scheme allows for the full containment and removal of wastewater flows from the proposed development site and eliminates the possibility for negative environmental effects on the local water environment.

Yours sincerely,



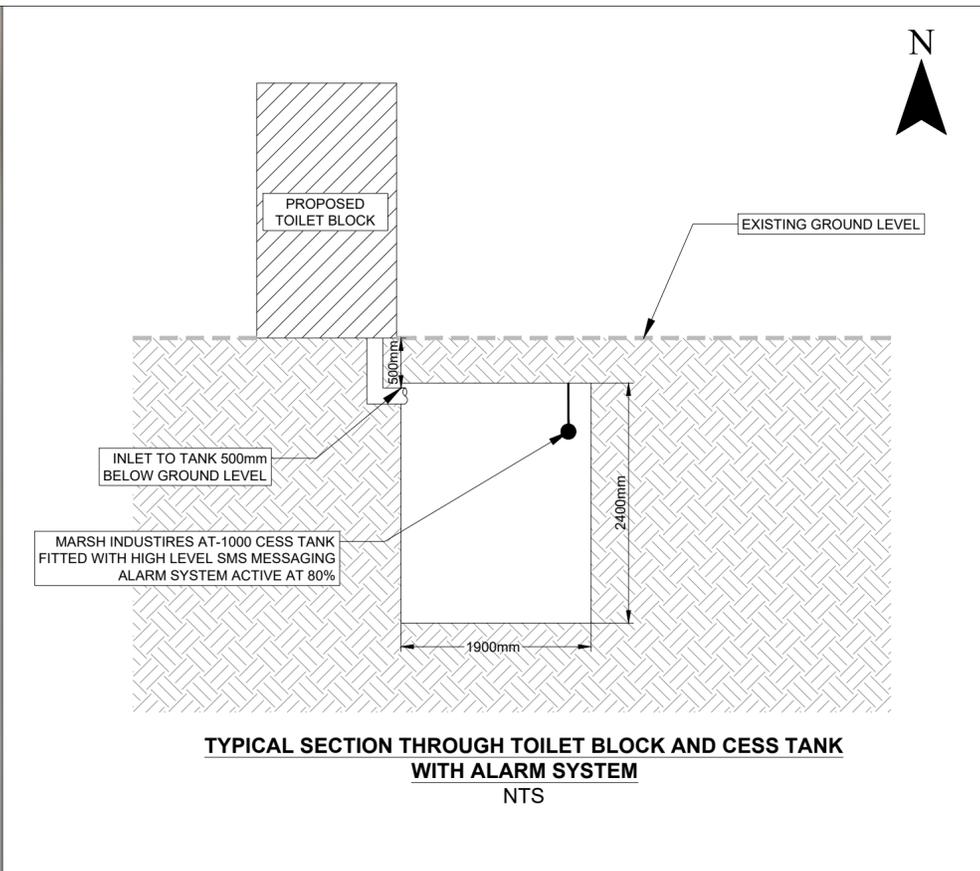
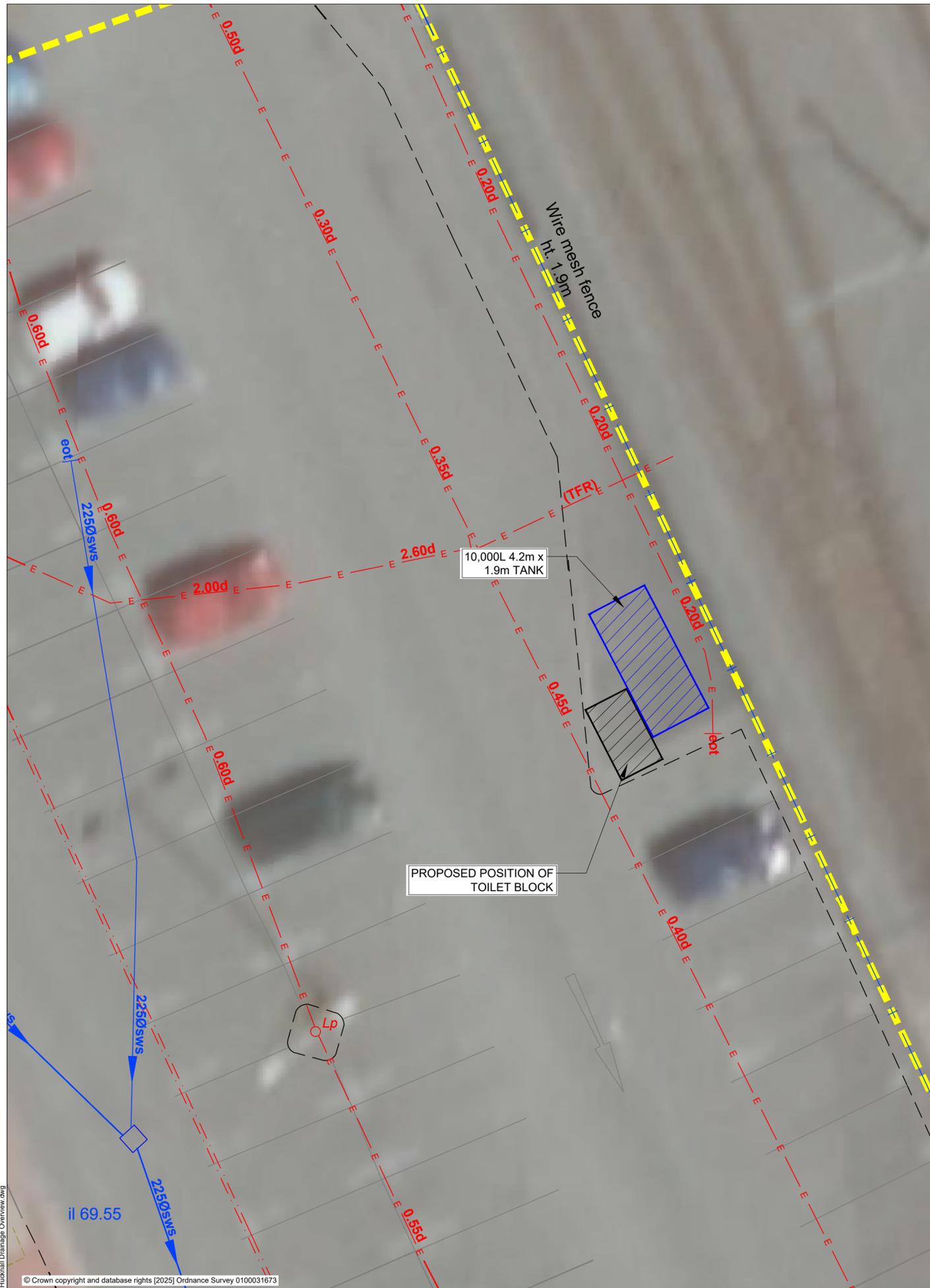
Stephen Donnan

BEng(hons), MSc, MCIWEM

Technical Director

Documents Enclosed

Drawing 001 – Drainage Overview



TYPICAL SECTION THROUGH TOILET BLOCK AND CESS TANK WITH ALARM SYSTEM
NTS

- NOTES**
1. TOPOGRAPHIC DATA TAKEN FROM DRAWING '7416_REV0-SC200@A0_TOPO&UTILITY SURVEY' PROVIDED BY MAPMATIC.
 2. SITE LAYOUT TAKEN FROM DRAWING 'BLOCK PLAN - 1 TO 500'.
 3. LOCATION OF SERVICES IS APPROXIMATE.

LEGEND

KEY FOR UNDERGROUND SERVICES

Foul water	—
Surface water	—
Other	—
Gas	— GAS — GAS — GAS —
Electric	— E — E — E — E — E — E —
Telephone	— BT — BT — BT — BT — BT — BT —
Cable TV	— CATV — CATV — CATV — CATV — CATV — CATV —
Unidentified	— U — U — U — U — U — U —
Water	—
Closed Circuit TV	— CCTV — CCTV — CCTV — CCTV — CCTV — CCTV —
Communications	— COM — COM — COM — COM — COM — COM —
Heating Pipe	— HP — HP — HP — HP — HP — HP —
Empty Duct	— ED — ED — ED — ED — ED — ED —
Fibre Optics	— FO — FO — FO — FO — FO — FO —
Vents	— V — V — V — V — V — V —
Pipe	— PIPE — PIPE — PIPE — PIPE — PIPE — PIPE —
Traffic Signal	— TS — TS — TS — TS — TS — TS —
Gauge Lines	— G — G — G — G — G — G —
Vapor Recovery	— VR — VR — VR — VR — VR — VR —
Offsets	— O — O — O — O — O — O —
Fuel	— F — F — F — F — F — F —

- PROPOSED TOILET BLOCK (2.4m X 1.4m)
- PROPOSED TREATMENT PLANT (4.2m X 1.9m)

00	07/25	INITIAL ISSUE	GD	SD
REV	DATE	DESCRIPTION	BY	CHK

CLIENT:
ANDREW LARGE SURVEYORS

PROJECT:
HUCKNALL TRUCKSTOP

DRAWING TITLE:
DRAINAGE OVERVIEW

SCALE:
1:100 @ A2 (PLAN)

DATE:
JULY 2025

DRAWING NUMBER:
001

REV:
00

DRAWING STATUS:
FOR PLANNING

GONDOLIN LAND & WATER LTD
15 Quayside Street
Edinburgh
EH6 6EJ
Registered Company No. SC706920

