

**Our Ref: JBW/1571**

**Date: 1<sup>st</sup> February 2024**

Planning Department  
Regeneration and Development Directorate  
Calderdale Council  
Town Hall  
Halifax  
HX1 1PS

### **PROPOSED SEPTICI TANK AT**

### **THE MISTAL, FIRTH HOUSE BARM, KRUMLIN, HX4 0EL**

The proposal is to install a new septic tank within the garden area to The Mistal.

The house is currently connected to a treatment plant and soakaway to the fields to the south of The Mistal. This is situated in third party land and is currently not functioning correctly as the drainage field has been damaged.

The proposed septic tank will be positioned over 15m away from a habitable part of a building and over 8m away from the nearest boundary.

The septic tank will be a Klargester Alpha STS03810 with a capacity of 3800l. This is designed to serve up to 12 people.



## **Flood risk analysis provided by GOV.UK**

### **Surface Water Flood Risk Map**

#### **Surface water**

Very Low risk

#### **Rivers and the sea**

Very low risk

#### **Reservoirs**

Flooding from reservoirs is unlikely in this area

#### **Groundwater**

Flooding from groundwater is unlikely in this area

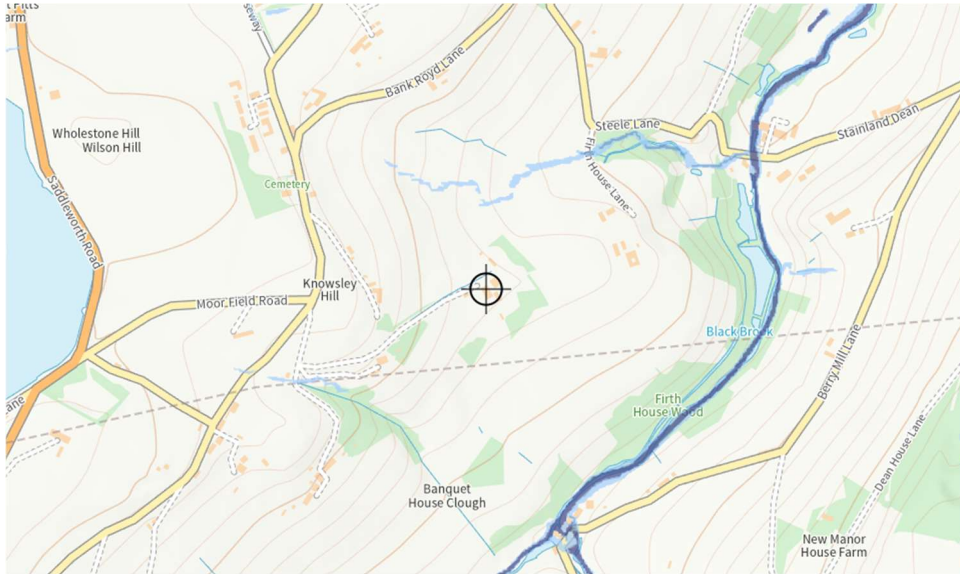
### **FLOOD RISK ASSESSMENT**

The site lies in a flood risk area classified as Zone 1 or “LOW” probability of flooding by the EA

The site is within a Critical Drainage area as identified by the Calderdale Council Local Plan. The development would not have a cumulative impact or significant effect on local flood storage capacity or flood flows.

The development would not impede access to flood defence and management facilities. The development would not have an adverse effect on a watercourse, floodplain or its flood defences.

All surface water will drain directly to the ground. Some will be stored on site in barrels to use for the horses.



**Flood Map supplied by Gov.uk**