Supporting Statement

2 no. Barn Conversions @

Petersburgh Farm, Nursery Road,
Beckermet
CA21 2XW

May 2025

Statement prepared by:

Russell Adams
MSc, BA Hons, MRTPI

For and on behalf of Stephen Sherwen

Supporting Statement

Barn Conversions

May 2024

Ref: 2023-60d

Approved by:

Russell Adams - Director

Contents

Appendices

1.0 Introduction

1.1 This Statement is being submitted in support of a full planning application for:

"Conversion of existing stone barns into two dwellings including the sub-division of existing garden and car parking areas with associated infrastructure and ancillary facilities."

1.2 The traditional stone barns have historically gained planning consent for conversion into 5 holiday let accommodation units (Class C3 Use Class) on 29th May 2014 (Ref: 4/13/2489/F01).

1.3 Prior Approval of Proposed Change of Use of Agricultural Buildings to 3 dwellings was the subsequently approved on 5th September 2015 (Ref: 4/15/2263/0F1) under Class MB of the now superseded General Permitted Development Order (GPDO) 2014.

1.4 A Class Q application was submitted for 3 no. dwellings under the tolerances outlined in the General Permitted Development Order 2015 (as amended) (GPDO), but the Council considered that the extent of works exceeded the 'reasonably necessary' tolerance outlined in the GPDO.

1.5 The landowner subsequently brought forward the self-build bungalow (Ref: 4/24/2392/0F1) that was subsequently approved on 14th February 2025.

2.0 The Proposals

2.1 The agricultural barns are traditional stone barns that are redundant due to their being unfit for modern farming practices. The barns form part of a historic farmstead and are considered surplus to the Applicant's requirements due to the availability of other more modern agricultural barns that sit on the southern side of the farmstead and lie within the Applicant's wider farm holding.

2.2 Petersburgh Farm lies on the southern outskirts of Beckermet village that has a range of local facilities. The farmstead lies on the western side of a lightly used road that historically linked Beckermet to Sellafield but is now a dead end.

2.3 Redeveloping the historic barns for residential purposes will fit in with the residential use of the main farmhouse and is considered the most appropriate use that is in-line with Historic England Advice Note 9 "The Adaptive Reuse of Traditional Farm Buildings" (2017) that identifies *"Traditional farmsteads are an irreplaceable source of character in the English countryside. However, without appropriate uses to fund their long-term maintenance and repair, they will disappear from the landscape. While poor adaption poses a threat new commercial, residential or other uses that enhance their historic character and significance are to be encouraged".*

2.4 The existing barns are understood to have been constructed circa 19th century and are part of a group of barns that are deemed worthy of preservation and enhancement through the sensitive conversion into residential dwelling houses.

2.5 We have enclosed a series of photographs in **Appendix A** of this Statement that illustrate that the existing barns are structurally sound and capable of conversion.

2.6 The photographs include the existing residential access points and the hard standing areas that have good visibility on to the public highway in both directions.

2.7 The Block Plan identifies that Unit 1 will use the car parking area on the southern side of the farmhouse to accommodate a garden and car parking areas. Unit 2 will use half of the existing garden area and car parking areas on the northern side of the farmhouse. The design approach will lead to in a net reduction in hard standing areas and the reutilisation of the existing farmhouse's residential amenity areas to provide a more efficient use of land and no encroachment into the surrounding agricultural fields under the Applicant's ownership.

2.8 The Block Plan illustrates that each of the residential units will 2 no car parking spaces and the foul drainage will connect into the package treatment plant approved as part of the aforementioned bungalow planning consent (Ref: 4/24/2392/0F1).

2.9 The Proposed Floor Plans and Elevation Plans illustrate that the barns will be split into 1 no. 2-bed dwelling and 1 no. 4-bed dwelling with generous room sizes that exceed the Government's Minimum Space Standards.

3.0 Planning Policy Considerations

3.1 The application site is within the former Copeland Borough Council area of Cumberland Council.

3.2 The 'development plan' for Copeland Borough Council is the Copeland Local Plan 2021-2039 (adopted November 2024).

3.3 The National Planning Policy Framework and associated Government guidance are material considerations given that they post-date the adoption of Copeland Borough Council's Local Plan.

3.4 We have set out a summary of the key local and national planning policy and guidance of relevance to this planning application below.

National Planning Policy

3.5 The revised National Planning Policy Framework (NPPF, December 2024) is a statement of government policy in relation to planning matters nationally. Council's Development Plans must accord with the general principles detailed in the NPPF and it is a material consideration in the determination of all planning applications.

3.6 The Framework, taken as whole, represents the Government's definition of what constitutes a sustainable development. This definition of sustainable development includes three key roles: an economic role; a social role; and an environmental role. These aims are mutually dependent and should be sought jointly and simultaneously by the planning system.

3.7 Paragraph 11 identifies that:

"Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

3.8 Paragraph 39 of the NPPF identifies that:

"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

3.9 Paragraph 61 of the NPPF identifies that:

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

3.10 Paragraph 63 identifies that:

''Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes[1]).''

3.11 Paragraph 73 of the NPPF places a renewed and strengthened emphasis on delivering small and medium sized sites and "seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom- build housing; and support the development of windfall sites (i.e. as per our client's site) through their policies and decisions.

Development Plan Policies

3.12 The Copeland Local Plan 2021-2039 (adopted November 2024) contains the following relevant planning policies:

3.13 Policy DS4: 'Design and Development Standards' identifies that:

"The Council will expect all new development to meet high-quality design standards which contribute positively to the health and wellbeing of residents. This means that developments must:
a) Make use of existing buildings on site wherever practicable and deliverable, unless they have a negative impact upon the street scene;
b) Create and enhance locally distinctive places which are sympathetic to the surrounding context of the built, historic and natural environment and local landscape character;
c) Use good quality building materials that reflects local character and vernacular and are sourced locally where possible;
d) Incorporate high quality, inclusive and useful open spaces;
e) Create layouts that provide safe, accessible and convenient pedestrian and cycling routes that encourage walking and cycling based on Active Design principles and provide connections to existing walking and cycling routes where possible;
f) Not give rise to severe impacts on highway safety and/or a severe impact on the capacity of the highway network and allow for the safe access and maneuvering of refuse and recycling vehicles. Should a development create such an impact then mitigation measures will be sought;
g) Take the needs of people with mental and physical disabilities into consideration, including through adopting dementia friendly principles;
h) Create opportunities that encourage social interaction;
i) Be built to an appropriate density that enables effective use of land, whilst maintaining high levels of amenity;
j) Be of flexible and adaptable design where appropriate;
k) Incorporate measures to design out crime and reduce the fear of crime, taking into consideration secured by design principles;
l) Be laid out in a way that maximises solar gain to internal spaces to promote energy efficiency and sustainable solutions;
m) Use appropriate levels and types of external lighting that does not create light pollution and helps maintain dark skies in line with up to date good lighting guidance;
n) Mitigate noise pollution through good layout, design and appropriate screening;
o) Address land contamination and land stability issues with appropriate remediation measures;

[1] *Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.*

p) Include water efficiency measures such as rainwater recycling measures, green roofs and water butts where possible and appropriate; and
q) Ensure there is appropriate provision to allow residents to recycle household waste.
Developers must take a comprehensive and coordinated approach to development by respecting existing site constraints including utilities infrastructure on site. Applications for major development proposals should also produce and include a Construction Environmental Management Plan as part of their applications."

3.14 Policy H6: New Housing Development identifies that:

"Proposals for housing development on allocated and windfall sites will be supported in principle providing that the following criteria are met:
a) The design, layout, scale and appearance of the development is appropriate to the locality.
b) Development proposals clearly demonstrate that consideration has been given to surrounding natural, cultural and historical assets and local landscape character (including the impact upon the setting of the Lake District National Park and the Heritage Coast and its setting where appropriate);
c) An acceptable level of amenity is provided for future residents and maintained for existing neighbouring residents in terms of sunlighting and daylighting;
d) Privacy is protected through distance or good design;
e) The development will have no unacceptable overbearing impact upon neighbouring residents due to its scale, height and/or proximity;
f) The layout promotes active travel, linking new development with existing footpaths and cycleways, where possible;
g) Adequate external amenity space is provided, including for the storage of waste and recycling bins in a location which does not harm the street scene, where possible;
h) Adequate space for parking is provided, with preference given to parking spaces behind the building line to reduce street clutter, where possible; and
i) The proposal does not constitute inappropriate development of a residential garden which would harm the character of the area."

3.15 Policy H11: Community-led, Self-build and custom build housing identifies that:

"Community-led housing schemes will be supported, particularly those which help bring empty homes back into beneficial use. Applicants must demonstrate how their proposal meets the housing needs identified within the Council's SHMA and Housing Needs Study.

Self and custom build housing will be supported where the development accords with the Development Plan and make a positive contribution to the street-scene. A design code will be required for all developments over five units."

3.16 Policy H17: Conversion of Rural Buildings to Residential Use identifies that:

"The conversion and re-use of buildings in the open countryside for housing outside of settlement boundaries will be supported where:
a) The building is redundant or disused, is of a traditional design which contributes to the character of the area;
b) The building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction;
c) The development conserves the essential character of the buildings and enhances the immediate surroundings;
d) Safe road access is in place or can be created without damaging the rural character of the surrounding area;
e) The proposed curtilage area is appropriate in scale to the character of the building and will not result in adverse visual impacts or adverse harm to the landscape character; and
f) Appropriate protected species surveys (bat, owl etc) have been carried out and details of proposed mitigation to deal with any harm identified have been agreed with the Council

g) The proposal would not have an adverse effect on the historic environment or the landscape
When granting permission under this policy the Council will remove permitted development rights where necessary to protect the character of the building and landscape.
Proposals must also accord with the criteria listed in Policy H13."

Planning Policy Review

3.17 The proposed development will deliver two residences of differing sizes on a small scale site that will deliver choice in the housing market to accord with Paragraphs 63 and 73 of the NPPF and the policy aspirations of Policy H17 of the Local Plan.

3.18 Policy H17 allows for the conversion of rural buildings to residential use as long as criteria a) to g) are fulfilled.

3.19 The proposed barn conversions sit adjacent to the existing farmhouse and are not fit for modern agricultural purposes, with the more modern agricultural buildings to the south being retained for the day-to-day functioning of the agricultural enterprise.

3.20 The Structural Report clarifies that the buildings are structurally sound and capable of conversion (see WDS's structural report) with the alterations being consistent with the previously approved schemes outlined in Section 1 of this Statement.

3.21 The buildings are of a traditional construction and appearance and are located within easy walking distance of Beckermet's village centre.

3.22 The proposed access to the barn utilises an existing hard standing area that has excellent visibility on to the adopted highway. The adopted highway the former main road linking Sellafield Power Station to Beckermet and historically accommodated high volumes of two-way traffic. The road has, however, been turned into a cul-de-sac and now only serves one additional farm to Petersburgh Farm so is a very lightly used road.

3.23 The enclosed 'Highways Improvement Works' (see **Appendix B**) were historically approved as part of the previous planning approval (Ref: 4/13/2489/F01). The very low traffic use of the road has led to the verges growing over, as can be seen by the photographs within Appendix A, however, the verges have been scraped back with the original road underneath providing a suitable highway surface. It is accepted that the road improvement works shall be conditioned as an added safeguard and to ensure a high standard of access to the proposed barn conversion that will benefit other road users. The fact that the road layout has already been approved as part of the aforementioned historical planning permissions is a strong material consideration and the cumulative impact of two additional dwellings is not considered to have a material impact upon road safety.

3.24 The layout of the bungalow has previously been approved and the other traditional barns will be brought forward as a separate planning application in the near future, with the configuration being very similar to the previously approved (Ref: 4/13/2489/F01) barn conversions.

3.25 The proposed conversion of the traditional stone barns accord with Policy H17 which allows for conversions of traditional buildings and the reconfiguration of the buildings around the existing farmhouse will provide an improvement to the residential amenities of the farmhouse by removing the agricultural use and the associated potential for associated noise and smells from within the adjoining barns and the surrounding courtyard areas.

3.26 The proposals accord with Policies H11 and H6 of the Local Plan by providing a suitable mix of housing and will offer increased choice to diversify the housing market in line with the Council's most recent account of housing demand within the Copeland Borough.

3.27 The past approval and the above review of the site and the Environmental considerations section below demonstrate that there are no known technical constraints to delivering the proposed development in the manner outlined in the submission plans. Accordingly, we urge the Council to approve the proposals in accordance with the NPPF's presumption in favour of sustainable development.

4.0 Environmental Considerations

4.1 This section provides a brief summary of the environmental and technical considerations that have been reviewed in order to ensure a satisfactory standard of development.

Access & Parking

4.2 Policy CO7: Parking Standards identifies that proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate.

4.3 Paragraph 115 of the National Planning Policy Framework (NPPF) identifies that:

''Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

4.4 The above review of the site demonstrates that the proposals will provide a net improvement to the off-site highways network and the net impact of two residential properties on a road that only serves one additional farm cannot credibly be considered to have a cumulatively severe impact. There are, therefore, no credible grounds to resist the proposed residences and/or require any additional information given that it is a requirement that planning applications should provide a proportionate level of information.

Flood Risk & Drainage

4.5 Strategic Policy DS6: Reducing Flood Risk and Policy DS7: Sustainable Drainage outline the Council's approach to flood risk and drainage.

4.6 The application site is within Flood Zone 1 according to the Environment Agency's Flood Risk Maps for Planning (see **Appendix C**). The analysis of the development proposals demonstrates that there will be a net reduction in impermeable areas and the foul drainage will be addressed on-site via a treatment plant (as specified on the block plan and in **Appendix D)** that will drain naturally into a soakaway to the north that has a natural fall to the existing pond that lies within the Applicant's wider land to the north. This on-site treatment of foul effluent accords with the NPPF's preferred treatment within the drainage hierarchy.

Contamination

4.7 The land holding has always been in agricultural use and there are no known sources of contamination to the best of the applicant's knowledge.

Ecology & Biodiversity

4.8 The submission documents include a Barn, Bat & Nesting Bird Survey (Ref: 8912) and a subsequent bat survey report provided by Natural Ecology, in line with Envirotech's initial recommendations.

4.9 Strategic Policy N3: Biodiversity Net Gain identifies that:

"All development, with the exception of that listed in the Environment Act 2021 and any documents which may supersede it must provide at least 10% biodiversity net gain over and

above existing site levels, following the application of the mitigation hierarchy set out in Policy N1 above. This is in addition to any compensatory habitat provided under Policy N1."

4.10 There is no biodiversity net gain requirement in this instance given the self-build nature of the proposed barn conversion which is exempt from the Environment Act's biodiversity net gain requirements.

4.11 The ecology report does, however, recommend a number of biodiversity gains and controls, including:

- If any bats are unexpectedly discovered during works, all activities in that area should immediately cease and the advice of a licensed bat ecologist sought.
- External lighting should be kept to a minimum and, where necessary, should be low wattage and should include measures to reduce reflective rebound into the surrounding sky.
- Site lighting will be kept to a minimum during construction and operational phases. If lighting is necessary, there are a number of ways to minimise the effect of lighting on bats. Information can be taken from the Institution of Lighting Professionals and Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK (2018). If further clarification is required, the ecologist should be consulted.
- As there have been bats previously on site (due to droppings noted during the preliminary roost assessment), breathable roofing membranes (BRM's) should not be used due to an entrapment risk to bats. Type 1F hessian reinforced bitumen felt should be used within the roof.
- As bats are opportunistic animals, if the start of works is delayed by more than one year (into the summer of 2025 or later) then update surveys of all buildings is likely to be required.

5.0 Appendices

Appendix A – Site Photographs

Appendix B – Highways Improvement Works

Appendix C – Environment Agency's Flood Risk Map for Planning

Appendix D – Sewage Treatment Plant

Appendix A – Site Photographs

Northern elevation of farmhouse and adjoining barn

Northen elevation of barn and associated parking and garden areas that will be sub-divied and used by barn conversion

Southern elevation of existing farmhouse and adjoining barn with associated garden and hardstanding areas that will be sub-divided and utilised by barn conversion

Western side of barn and hardstanding area that is being used as garden area by consented bungalow plot

View of location of access point onto adopted highway

Unobstructed northern visibility splay on to adopted highway that only serves Petersburgh Farm and one other farm.

Access Passing Places

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**302175/505934**	**29 Jul 2024 12:15**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
302175/505934

Scale
1:2500

Created
29 Jul 2024 12:15

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

ILLUSTRATION FOR PROPOSED IMPROVEMENTS TO

ACCESS PROVISION FOR ; PROPOSED BARN CONVERSIONS,

PETERSBURGH FARM, BECKERMET.

Passing places sufaced with tarmacadam to ccc highway recomendations and requirements.

WASTEWATER TREATMENT

Tricel® Novo

For Single Dwellings & Small Communities

Innovative design for superior performance

Certified to EN12566-3

MECHANICAL PARTS 3 years WARRANTY

SMC STRUCTURE 20 years WARRANTY

TRICEL ENVIRONMENTAL

What is the Tricel Novo

Tricel Novo wastewater treatment plants are reliable, easy to install and simple to maintain for all wastewater requirements. These highly functional plants can cater for ranges from 1 to 50 PE (Population Equivalent).

The Tricel Novo submerged aeration plant is suitable for domestic and light commercial or communal applications and uses simple proven fixed bed technology. Each system comprises of three independent treatment zones, all fulfilling a different stage of the purification process.

The Tricel Novo treatment efficiencies are as follows:

BOD_5	11 mg/l
SS	16 mg/l
NH4-N	8mg/l

European Certification Requirements

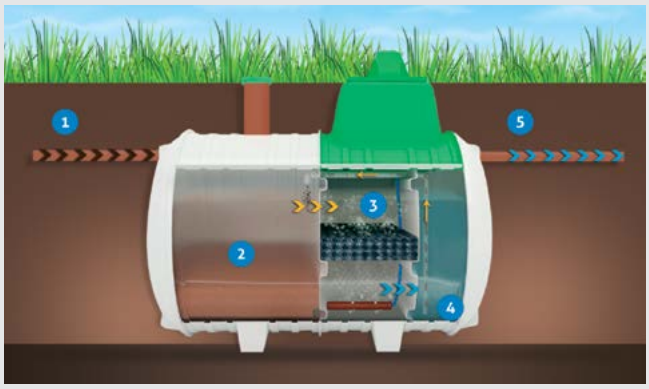
All Tricel wastewater treatment plants have been tested to European certification EN 12566–3. This certification tests all plants for strength, water tightness, durability and treatment efficiency.

By using a wastewater treatment plant which is CE certified clients can rest assured that it has complied with tests and inspections which guarantee a high level of security and efficiency.

How a Tricel Novo works

These plants use a simple, proven technology, consisting of three treatment zones. In each zone a different stage of the treatment occurs.

1. Wastewater from the dwelling, toilets, sinks, shower etc., enters the plant.
2. Effluent enters the primary settlement chamber. Settlement occurs when the heavier solids drop out of the wastewater and settle to the bottom of the tank to create sludge, and the lighter solids float to the top of the water to create a scum. The top layer acts as a seal and stops odours escaping. This chamber separates up to 70% of the solids present.
3. Next is the aeration chamber, where masses of naturally occurring bacteria inhabit specially designed plastic filter media. The bacteria feed on the waste removing it from the liquid. A continues supply of air from a low pressure, high volume compressor in the top section of the unit sustains these bacteria. Wastewater passes through the filter media over and over, ensuring a very high treatment efficiency.
4. The liquid then proceeds to the final settlement chamber. Any remaining minute bacterial particles separate from the liquid within this chamber before discharge from the plant. This process slows the liquid's velocity, allowing for any final trace impurities to settle to the bottom of the tank section. A sludge return system then returns these impurities back to the primary settlement chamber.
5. The remaining treated liquid now meets the required standard and is safely passed out of the Tricel Novo plant system. This treated effluent is now ready for discharge to a suitably designed discharge area as required by the relevant local authority.



Tricel Novo wastewater treatment plant has an overall efficiency of 95.9% BOD removal

Key features & benefits

- **Compression moulded SMC tank.** The compression moulding process is one the most technologically developed processes available to manufacture structural composites. Components are manufactured under heat and high pressure and have unrivalled strength and durability over standard tanks or polyethlene tanks.
- SMC is unique in the wastewater treatment industry with Tricel SMC tanks operating in some of the harshest climatic conditions for over 50 years with no defects.
- Tricel's **ceramic diffuser** is unique in the domestic wastewater treatment plant market and will last twice as long as all standard competitors rubber equivalents. This saves money in both call out fees and replacement parts.
- **No concrete backfill** for installation on most sites saving up to £300 over lower quality GRP or polyethlene alternatives from competitors.
- Complies with Environment Agency general binding rules in England, Natural Resources Wales exemption criteria and SEPA requirements. Tricel advise consulting with your local agency on the level of effluent treatment required.
- No moving parts or pumps in the plant ensuring reliable operation and minimal maintenance and repair costs.
- **Factory fitted alarm** on all systems.
- Integrated pumped outlet available on all systems.

Call us today for a **Free Quote** or details of your **local partner**

+44 (0) 1453 791 616

sales@tricel.co.uk

Homeowners: individual domestic installation

The lightweight nature of the system makes for easy on-site delivery.

No need for big excavators and large holes that disrupt and disturb your garden.

Very low visual impact from fully installed units.

Larger projects: commercial installations up to 50 PE

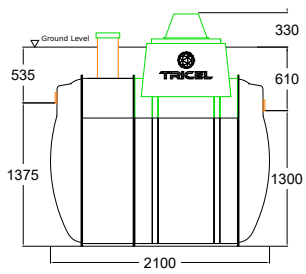
These plants are suitable for installation at housing estates, camping sites, hotels etc., and have low maintenance and running costs.

Each wastewater treatment plant is constructed of lightweight SMC and is easy to manoeuvre which simplifies the installation process.

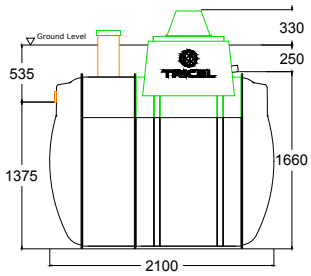
Example of a fully installed 50 PE Novo wastewater treatment plant in a 5-star hotel.

Technical characteristics/ Plant dimensions

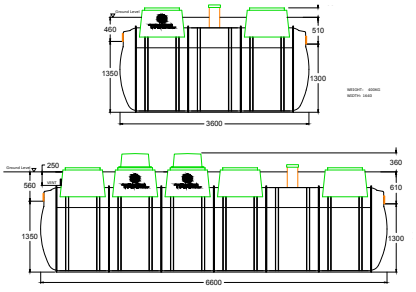
Novo Design population		No. of people	Length	Width	Height	Nominal inlet/ outlet diameter	Weight empty	Inlet invert to base	Outlet invert to base	Inlet invert to ground level	Air blower rating
			m			mm	kg	m			watts
UK6		1-6	2.1	1.64	2.24	110	270	1.375	1.3	0.535	64
UK8		2-8	2.6	1.64	2.24	110	300	1.375	1.3	0.535	86
UK10		3-10	3.1	1.64	2.24	110	370	1.375	1.3	0.535	86
UK12		4-12	3.6	1.64	2.27	110	400	1.375	1.3	0.535	100
UK18		6-18	4.6	1.64	2.27	110	500	1.375	1.3	0.535	215
UK24		8-24	5.6	1.64	2.27	150	600	1.35	1.3	0.56	215
UK30		10-30	6.6	1.64	2.27	150	700	1.35	1.3	0.56	215 + 86
UK36	Tank A	12-36	2.6	1.64	1.99	150	300	1.35	1.3	0.46	
	Tank B		5.6	1.64	2.27	150	600	1.35	1.3	0.56	215 + 86
UK42	Tank A	14-42	2.6	1.64	1.99	150	300	1.35	1.3	0.46	
	Tank B		6.6	1.64	2.27	150	700	1.35	1.3	0.56	215 x 2
UK50	Tank A	16-50	3.6	1.64	1.99	150	400	1.35	1.3	0.46	
	Tank B		6.6	1.64	2.27	150	700	1.35	1.3	0.56	215 x 2



UK6 gravity outlet
Up to 6 PE domestic gravity flow outlet.



UK6 pumped outlet
1-6 domestic pumped unit. Suitable for pumping to a raised discharge area (over).



UK50 gravity outlet
Suitable for commercial installation, caters for up to 50 people.

Tricel Novo riser options for deep installation

Tricel offer three different manhole riser heights to suit different invert/inlet levels. Manhole risers allow for the positioning of the treatment plants at the depth which is optimum to each individual installation. Wastewater is gravity fed from the home to your treatment plant. The inlet pipe's position from the premises determines the excavation depth for the wastewater treatment plant. Tricel offer a choice of manhole risers 250mm/500mm/750mm to help with installation where site conditions require a flexible solution.

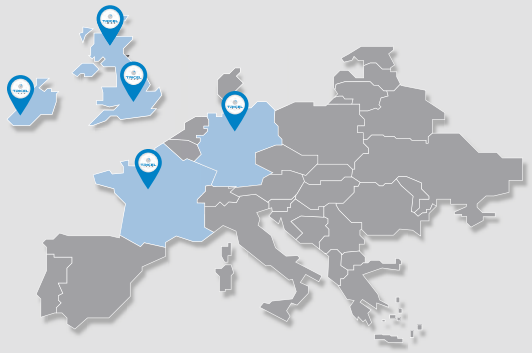
Tricel Group

Tricel is a world recognised global provider of **high-performance solutions.** Today, the company operates across multiple industries such as **Environmental, Construction, Water and Distribution**, including both composite materials and lubricants.

We occupy a unique position in the field of reinforced plastics, combining the technical expertise of **over 60 years in the press-moulding and composites industry.** Tricel is proud of being one of the largest manufacturers of wastewater treatment plants in Europe, and are regarded by regulators as the standard setters within the industry.

Tricel are **experts in Sheet Moulding Compound (SMC)** processes and produce the only wastewater treatment plant in Europe constructed from this material. This process gives the highest strength to thickness ratio of any tank on the market, and has no risk of corrosion over time.

GLOBAL PRESENCE



Our company offers industry **leading innovative solutions** that our customers can trust, and with operations in 12 locations across Europe we supply a comprehensive range of products to **over 50 countries worldwide.**

Membership of European governing bodies on wastewater treatment


PIA

PERFORMANCE RESULTS

Tricel wastewater treatment plants are fully tested and accredited to **European standards for CE certification**.

PIA (Prüfinstitut für Abwassertechnik GmbH) are the leading Test Institute in Europe for wastewater technology.

Tricel wastewater treatment plants meet with **EN12566-3** requirements which test both the quality of the components as well as the overall performance of the plant.

BRITISH WATER
expertise worldwide

British Water is the leading association representing suppliers, manufacturers, contractors, consultants and others in the UK water industry supply chain.

Novo 001/01-UK-Dec 2017

WARRANTY

- The warranty period for **mechanical parts** within the products is **3 years** from the date of purchase. This includes the compressor, control panel, ceramic diffuser and all internal components.
- The SMC structure of the tanks carry a **20 year warranty** from date of purchase.
- All products are **CE certified to EU safety**, health and environmental requirements.

Call us today for a **Free Quote** or details of your **local partner**

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