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Our Ref: redacted Updated Report

16 February 2022

Redacted
Department of Environment, Food & Agriculture
The Sleau Whallian
Foxdale Road
St Johns
Isle of Man
IM4 3AS

Dear Redacted,

Re: - Sulby Claddaghs – Waste Water Disposal from the Toilet Block

Further to issue of our above report in 2018, we have reviewed the findings of our report, with respect to DEFA's new draft site plan, which proposes reduced site occupancy.

Occupancy levels now proposed in DEFA's site plan are 25 pitches plus an additional 40 pitches for TT and Manx Grand Prix.

Whilst the above occupancy is less than previously arising on the site as noted in our 2018 report, the waste water disposal arrangements at the site do not provide a satisfactory means of disposal, for the proposed reduced occupancy.

The conclusion and recommendations in our 2018 report are still applicable to DEFA's new proposals, with reduced occupancy.

In summary our conclusions and recommendations from our 2018 report, remain valid for the new reduced site occupancy.

Our conclusions and recommendations from our 2018 report stated;-

'The existing two septic tanks and tail drain system do not provide a satisfactory arrangement for disposal of waste water from the existing toilet block.

An alternative method to the existing septic tank/tail drain system of disposal of waste water from the toilet block needs to be provided.

The septic tanks have insufficient capacity for the waste water flows, which arise on the site. The subsoils are too permeable to prevent contamination of ground water from a septic tank, based on the Building Regulations requirement for the percolation rate of subsoils $V_p > 12'$.

The existing toilet blocks provide only basic wash hand basin facilities and if upgraded to include showers and clothes washing facilities, the inadequacy of the existing means of disposal will be further compromised.

Our recommendations in our 2018 report remain valid for the proposed reduced occupancy, namely to submit for a Licence to Discharge to Sulby River based on the 30/20/20 effluent standard and

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assuming acceptance, to design a waste water disposal system using a suitable treatment plant, which can be then be installed.

The inadequacy of the current arrangements represents a Public Health Risk.

Non compliance with the Water Pollution Act 1993 and Public Health Act 1990 may arise, with the risk of enforcement action.

Yours sincerely

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