

Manx Utilities information and advice (with regard to sewerage infrastructure only) at the request of Garff Commissioners concerning the anonymous leaflet currently circulating in Laxey;

- MUA cannot guarantee the sewage plant will not smell.

We have taken every practical step to minimise the risk of odour being released; this risk is negligible but we cannot honestly say "never".

- The sewage plant must be emptied by huge tankers on a daily basis (this is for life). The route will take them past Laxey School via the already congested Minorca Hill.

The tankers we plan to use are smaller than a short-wheelbase single-deck bus and details will be provided in the planning application which will show this. The tankers will use the Minorca Hill bus route – not directly past the school.

- In the event of heavy rainfall and excess water, the tanks would have to be opened releasing raw sewage into the harbour (we all remember what happened during recent storms)

In storm conditions, the sewage will be stored in a large holding tank and then processed by the treatment works once rainfall recedes. Should the holding tank fill completely then the sewage will be screened (and then treated with UV during the bathing season to kill bacteria) before it's released down the existing outfall pipe to beyond the harbour.

- A bridge will have to be built in the harbour for trucks to access the site posing additional flood risk.

The current plan is to construct a bridge across the river to access the site. By design, flood risk is unaffected. This will however be reconfirmed following the 1st October floods prior to any planning submission being made.

- MUA has said it will take upto /over 2 years to build the plant but not what level of disruption this will cause to our community.

It is estimated that the construction will take 18-24 months; when we appoint their Early Contractor Involvement (ECI) contractor, we will consult local residents in advance of the work starting in order to minimise the impact as far as possible.

- All other areas in the Isle of Man have sewage pumped away from residential areas, eg Peel and Ramsey WHY NOT OURS?

Other areas like Ramsey and Peel are not in a very steep sided valley where the cost of pumping away is high. There are other villages with sewage treatment works near to residential areas such as Kirk Michael, Glen Maye, Corony and Patrick.

- MUA is now planning to install a second rate Sewage Treatment Farm/Plant in a popular tourist location in an area of historical interest and natural beauty.

The IRBC system proposed for Laxey is first rate – the quality of effluent from this and other IRBCs equals or exceeds the standard achieved at Meary Veg. Buildings in keeping with the area will be faced in natural stone.

- The MUA proposal will NOT provide recreational water quality to modern standards (blue flag quality) for our children and future generations.

The works is designed to allow the discharge (both continuous and during storms) to meet the 2006 EU Bathing Water directive standards as is expected to be adopted by Tynwald. Blue flag quality is a misleading phrase as Blue flag is an overall beach standard which requires over 100 other aspects of beach management, signage, dog control, ease of access and other quality factors to be provided including lifeguarding and other staffing requirements. The works is designed so as not to prevent Blue flag status being achieved in the future if all of the other criteria are met.