

Lowfield Timber Frames

Application Addendum and technical Note Technical Note - October 2025

Introduction

Lowfield Timber Frames Limited (the Operator) of Marton, Powys proposes to install and operate a water-base timber treatment activity, and a Part A2 permit application has been submitted to Shropshire Council for technical assessment. In the determination process, the following queries have arisen:

1. Ground water sampling borehole locations, and,
2. Drying capacity / racking.
3. Storage tank high-level alarm.

1 Groundwater sampling borehole locations

Confusion has arisen regarding the proposed location of groundwater sampling boreholes. Ridge Consultants provided a desk study report advising that:

“It is therefore proposed for two monitoring wells to be installed, one immediately upstream (west) and one immediately downstream (east) of the proposed tank location. The findings of the investigation to install the monitoring wells and results of a single ground of groundwater monitoring will be discussed within the Baseline Report”.

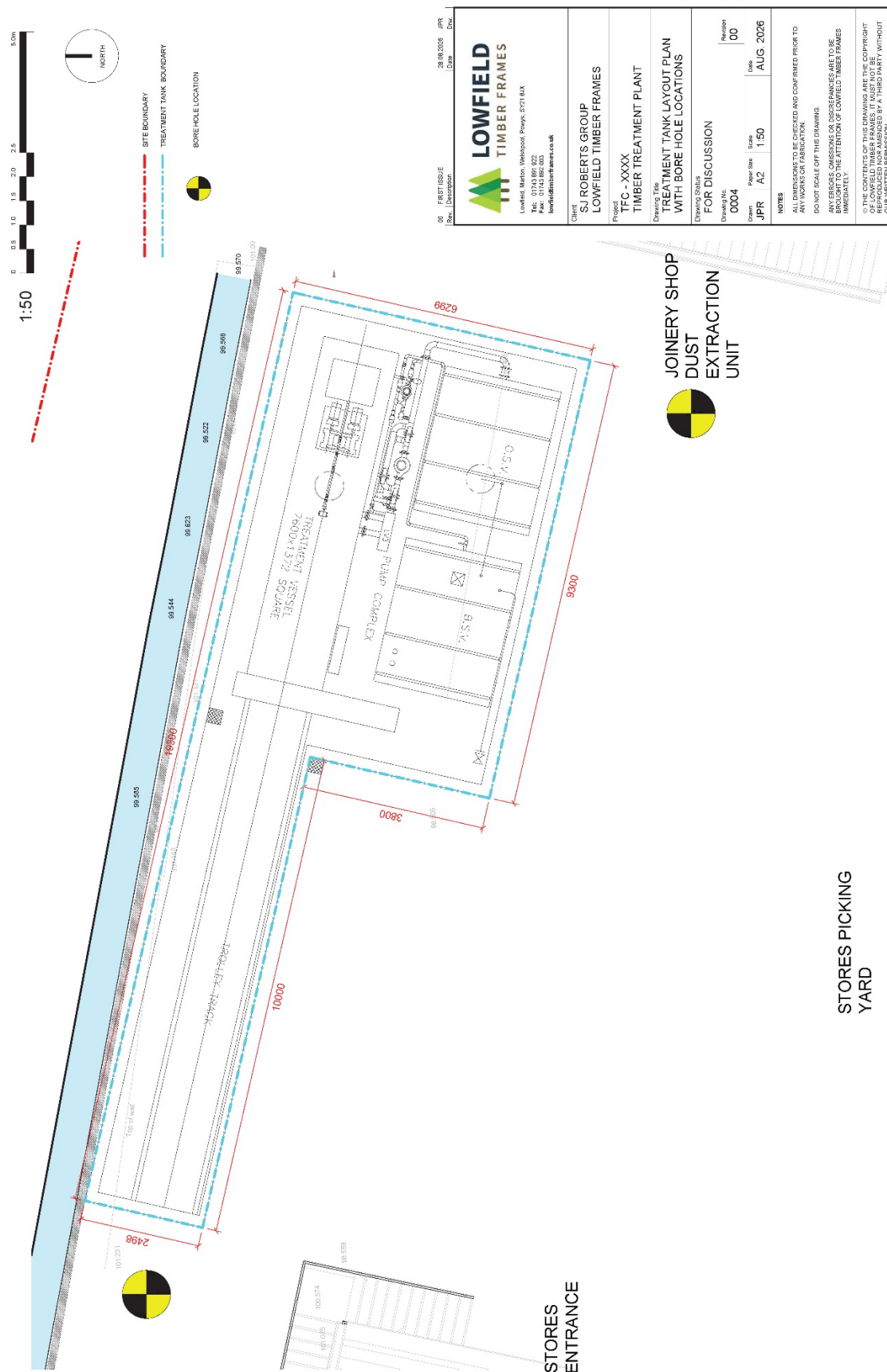
The following drawing was also presented:



It should be noted that the above report was a ‘desk study’ and Ridge Consultants have subsequently advised that:

“The report provided was prepared using older aerial imagery that isn’t necessarily fully representative of the current site conditions. As such, the actual borehole locations will depend on site conditions encountered at the time of installation”.

An extraction unit occupies the theoretical downstream location identified by Ridge Consultants as a potential monitoring location and will therefore have to be re-located in practice. The anticipated upstream and downstream borehole locations will **likely** be in the areas indicated on the following page. The actual borehole locations will be confirmed in the baseline report.



2 Drying capacity & racking

2.1 Plant operation

Based on current usage of imported treated timber, the Operator anticipates that an average of two packs per day will require on-site treatment. Actual number of packs treated will be limited by:

- Racking space, and
- Drying time until the 'drip dry' test requirements are met.

2.2 Drip dry

The drip-dry test is very specific and is as follows:

"Lift and suspended the pack of treated timber inside the post treatment drying area for a minimum of 5 minutes to allow it to settle. This process will release any fluid which is still held within the body of the pack. If no drips of treatment chemical form on or fall from the pack during this time, then the packs are clear to be defined as dry and can removed from the treatment building for storage in the storage area or shipped to the customer".

A visit was made to an equivalent treatment facility in North Wales on 30th September 2026, the Operator using the same type of double vacuum plant and ME7 treating solution. It was a warm dry day. The pack was subject to an hour-long treatment cycles and the usual vacuum applied at the end of the treating cycle. The pack was observed within 30-minutes of removal from the treatment vessel and at request was suspended from a fork-truck and a 5-minute timer applied. Whilst the pack looked visibly damp, no drips were observed from the pack at the end of the cycle. This confirms to the author that it will be entirely possible to treat and store two or more packs per day at the proposed Lowfield timber site.

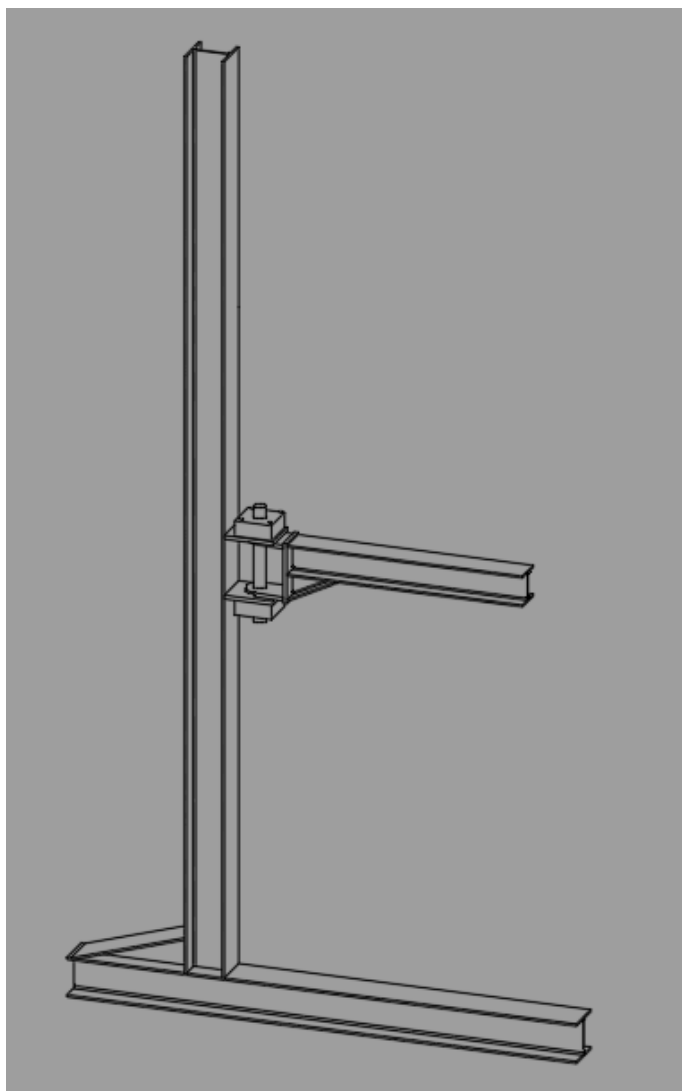


The Operator should include treatment plant final vacuum value and duration in its documented procedures to ensure that treated packs are at or nearing drip dry on removal from the treatment plant.

2.3 Racking space

The Operator proposes provision for two treated packs to be awaiting drip dry at any one time, via a 'double decker' drying rack above the main loading track system. Swing arms will be moved out of the way to allow the pack to be moved vertically upwards, meaning that:

1. The treated pack stays within the bunded area at all times until 'drip-dry' has been achieved, and,
2. Forklift wheels are not in contact with any preservative solution.



The proposed design of the swinging arms is shown above.

3 Storage tank high-level alarm

The supplier of the plant and treatment chemicals has confirmed that:

An audible alarm is fitted as part of the electric panel for all installations and is linked to various high and low-level sensors which are monitored and displayed on the WorkNet computerised treatment control system.