

From: BCTAdmin@thameswater.co.uk
To: [Planningstatconsultees](#)
Subject: 3rd Party Planning Application - 17/AP/2773
Date: 25 September 2017 09:06:10

London Borough of Southwark
5th Floor, HUB 2
160 Tooley Street
London
SE1 2QH

Our DTS Ref: 53022
Your Ref: 17/AP/2773

25 September 2017

Dear Sir/Madam

Re: 0, MALT STREET, HAYMERLE STREET, LONDON, SE1

Waste Comments

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed. "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

Water Comments

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Supplementary Comments

Waste - The surface water drainage strategy for this development should follow policy 5.13 of the London Plan. Typically Greenfield run off rates of 5l/s/ha should be aimed for using the drainage hierarchy. The hierarchy lists the preference for surface water disposal as follows; Store Rainwater for later use > Use infiltration techniques, such as porous surfaces in non-clay areas > Attenuate rainwater in ponds or open water features for gradual release > Discharge rainwater direct to a watercourse > Discharge rainwater direct to a surface water sewer/drain > Discharge rainwater to the combined sewer.

Water: The Thames Water modelling report for the Malt Street Development scheduled to be completed in 2020 indicate that the pressures are within prescribed limits (reduction in pressure <1m) at the point of connection (POC),

as well as at the critical point within the zone, when the development was supplied from the POC in Olmar Street. Supplying the development from either Bianca Road or Latona Road, resulted in a drop in pressure in excess of 1m; however, this could be overcome if the cause of the headloss represented by valve (ID: 7331648), located upstream of the DMA inlet meter (DM04150), is identified and resolved.

In addition, if the development is to be supplied from Bianca Road or Latona Road the existing 180mm PE (ID 146mm) main in Glengall Road will need to be extended from the existing zonal boundary valve (GIS ID 7042892) to the chosen POC, as detailed in Section 7.2 and 7.3.

The results from the fire flow analysis indicate that it would be possible to supply the fire flow of 25 l/s over a sustained period if the development was supplied via the POC in Olmar Street. The results also indicate that it would be possible to supply the fire flow of 25l/s if the development was supplied via either Bianca Road or Latona Road with the PRVs at Jamaica Road, Ilderton Road and Albany Road increased the outlet pressure by 1.5m.

Yours faithfully
Development Planning Department

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