



AECOM
Midpoint
Alencon Link
Basingstoke
RG21 7PP



26 February 2021

Pre-planning enquiry: Confirmation of sufficient capacity

Site: Oriel Building MEH, St Pancras Way, London, NW1 0PE

Dear ,

Thank you for providing information on your development.

Proposed site: Education Centre (210 people), Lab (100 people), Restaurant (800 people), Office (42 people), Hospital (1200 people), Hospital therapy and recovery (50 beds), Impermeable area : 8280m²

Proposed foul water discharge by gravity into combined water sewer downstream of manhole TQ29836601 via existing connection.

Proposed surface water discharge at 20.8 l/s for all storm events up to and including 1:100yr+40%CC into combined water sewer downstream of manhole TQ29836601 via an existing connection.

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent combined water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

When developing a site, policy 5.13 of the London Plan and Policy 3.4 of the Supplementary Planning Guidance (Sustainable Design And Construction) states that every attempt should be made to use flow attenuation and SuDS/Storage to reduce the surface water discharge from the site as much as possible.



In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

1. store rainwater for later use.
2. use infiltration techniques where possible.
3. attenuate rainwater in ponds or open water features for gradual release.
4. attenuate rainwater by storing in tanks or sealed water features for gradual release.
5. discharge rainwater direct to a watercourse.
6. discharge rainwater to a surface water sewer/drain.
7. discharge rainwater to the combined sewer.
8. discharge rainwater to the foul sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 20.8 l/s, then Thames Water would not have any objections to the proposal.

Please see the attached 'Planning your wastewater' leaflet for additional information.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you have any further questions, please contact me on 0800 009 3921.

Kind Regards,


Developer Services – Technical Coordinator, Sewer Adoptions Team
Tel: 0800 009 3921


Get advice on making your sewer connection correctly at connectright.org.uk
Clearwater Court, Vastern Road, Reading, RG1 8DB
Find us online at developers.thameswater.co.uk