

Gentet, Matthias

From: Nicky Mchugh <Nicky.Mchugh@thameswater.co.uk>
Sent: 13 January 2017 08:34
To: Planning
Cc: Devcon Team
Subject: Camden - Scoping Opinion - 1 Fisher Street and 8-10 Southampton Row London WC1B 4AE. Your ref: 2016/7026/P

Dear Sir/ Madam,

Apologies for the delay in responding.

Thames Water would like to make the following comments:

Given the anticipated scale of development we would request at this stage that the developer considers:

- The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met
- The developments demand for water supply and network infrastructure both on and off site and can it be met
- Build – out/ phasing details to ensure infrastructure can be delivered ahead of occupation
- Any piling methodology and will it adversely affect neighbouring utility services.

We would request that evidence that water & waste water capacity exists to serve the development and where it doesn't how this will be addressed is included in the evidence submitted as part of the planning application.

The developer needs to ensure that any solutions address both on and off site issues and they are strategic in nature not piecemeal related to individual phases.

The strategy needs to cover the

What – What is required to serve the site

Where – Where are the assets / upgrades to be located

When – When are the assets to be delivered (phasing)

Which – Which delivery route is the developer going to use s104 s98 s106 etc

It is also unclear as to how buildings & structures will be constructed, Thames Water is concerned that water mains and sewers immediately adjacent to the site may be affected by vibration as a result of piling, possibly leading to water main bursts and or sewer collapses. Therefore, Thames Water requests that further information on foundation design be submitted for detailed consideration. This will include –

- a.the methods to be used
- b.the depths of the various structures involved
- c.the density of piling if used
- d.details of materials to be removed or imported to site.

Should the developer wish to obtain information on the above issues they should contact our Developer Services department on 0800 0093921

Kind regards

Nicky.

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Thames Water Infrastructure Alliance

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