

From: [REDACTED]
Sent: 09 July 2019 10:41
To: Planning [REDACTED]
Subject: 3rd Party Planning Application - 2019/3138/P

London Borough of Camden Our DTS Ref: 62240
Camden Town Hall Your Ref: 2019/3138/P
Argyle Street
Euston Road
London
WC1H 8EQ

9 July 2019

Dear Sir/Madam

Re: 115-119, CAMDEN HIGH STREET, LONDON, NW1 7JR

Waste Comments

Following initial investigations, Thames Water has identified an inability of the existing COMBINED WASTE WATER infrastructure to accommodate the needs of this development proposal. Thames Water has contacted the developer in an attempt to agree a position for surface water networks but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission: "No properties shall be occupied until confirmation has been provided that either:- 1. All combined water network upgrades required to accommodate the additional flows from the development have been completed; or 2. A housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan." Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Water Comments

The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close

proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

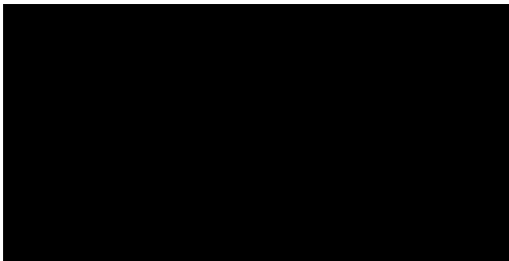
If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends 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

Wastewater: "We require the drainage strategy to specify the point(s) of connection and peak discharge rates into the public sewer system for foul and surface water."

Yours faithfully
Development Planning Department



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