



[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

ough of Camden Camden Town Hall Argyle Street Euston Road London WC1H 8EQ Our DTS Ref: 54959 Your Ref: 2020/4825/P - Adc / 2021

adam

ANCRA WAY, LONDON, NW1

Comments

Information provided, Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in order as such, Thames Water request that the following condition be added to any planning permission. "No development shall be occupied unless it has been provided that either:- 1. Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan is agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The Local Authority request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. The Local Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Authority liaises with Thames Water Development Planning Department (telephone [REDACTED]) prior to the planning application approval.

The Local Authority would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above based on the information provided.

The proposed development is located within 15 metres of our underground waste water assets and as such we would like the following informative advice granted. "The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development is at risk of collapse to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with our processes you need to follow if you're considering working above or near our pipes or other assets. <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: [REDACTED] (Monday to Friday, 8am to 5pm). Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which discharges contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent. Further information should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Management Services STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: [REDACTED]

Planning regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator with BS EN 1825-2:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for use as bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flow into local watercourses. Please refer to our website for further information : www.thameswater.co.uk/help

Comments

initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of the development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to reach an agreement. As such Thames Water request that the following condition be added to any planning permission. No development shall be carried out until such a condition has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development are completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure sufficient capacity is made available to accommodate additional demand anticipated from the new development". The developer can request in writing the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority not agree the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority advise the applicant via the Development Planning Department (telephone [REDACTED]) prior to the planning application approval.

If the proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to the planning application. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause damage to our assets if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary measures you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. E-mail [REDACTED]

Additional Comments

Thank you for your comments and additional information provided. The condition we have requested regarding the identification of "an inability of the existing water network infrastructure to accommodate the needs of your development proposal" cannot be satisfied by a new connection proposal. This requires a modelling study to be carried out to determine if the water network has sufficient capacity to support your development without affecting existing properties or if additional upgrades to the water network will be required. A new connection proposal explains how much it will cost to connect your development to the water network and the optimum location for this. As the proposed development is close to building near our assets, the informative regarding not building within 3m of water mains has been removed as your diagram demonstrates the proposed development is circa 9m+ from our water mains. The informative regarding piling within 15m has been kept to ensure construction methodology. If your design changes, you must inform us.

Sincerely,

Development Planning Department

Development Planning, Thames Water, Maple Lodge STW, Denham Way, Rickmansworth, WD3 9SQ [REDACTED]

Visit us online www.thameswater.co.uk, follow us on twitter www.twitter.com/thameswater or find us on www.facebook.com/thameswater. We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system.