Ms Katrina Wylie
Heyne Tillet Steel
4 Pear Tree Court
London
EC1R 0DS

Wastewater pre-planning
Our ref DS6067167

21 May 2021

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Ms Wylie,

Thank you for providing information on your development:

60-86 Royal College Street, London, NW1 0TH.

Existing: 650sqm MOT garage.

Proposed: 72 bed hospital. Foul water discharging by gravity to the combined trunk sewer in Royal College Street via existing connections. Surface water discharging by gravity to the combined trunk sewer in Royal College Street via existing connections. Proposed surface water runoff rates: 1 year = 2.95l/s, 30 year = 3.42l/s, 100 year = 3.66l/s and 100 year + 40%CC = 4.07l/s. Existing surface water runoff rates: 1 year = 10.7l/s, 30 year = 26.4l/s, 100 year = 34.2l/s and 100 year + 40%CC = 47.9l/s.

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 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

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.

When developing a site, policy SI 13 of the London Plan states "Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:".

The disposal hierarchy being:

1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2) rainwater infiltration to ground at or close to source
3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4) rainwater discharge direct to a watercourse (unless not appropriate)
5) controlled rainwater discharge to a surface water sewer or drain
6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is 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 4.07 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've any further questions, please contact me on 0203 577 9811.

Yours sincerely

Siva Rajaratnam
Adoption Engineer
Developer Services