

# Great Ormond Street Children's Hospital, Frontage Building Great Ormond Street London WC1N 3JH

LPA Reference Number: 2022/2255/P

Document Date: 10.10.2022

## Applicant's Response to Thames Water Comments issued 10 June 2022

Comment No.		Thames Water Comments	Applicant's Response
1.	Request further Information / confirmation	<p>Waste Comments:</p> <p>As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions.</p>	<p>Response (BDP):</p> <p>All drainage from level 01 and below will be taken to discharge into a foul water pumping station to be located below the level 00 slab. From here foul water will be stored and then pumped to high level 01 where it will then gravitate with the rest of the building's wastewater flows to the public sewer. This approach will provide the building with a level of protection against flooding from sewers surcharging.</p>
2.	Request further Information	<p>Waste Comments:</p> <p>If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing <a href="mailto:trade.effluent@thameswater.co.uk">trade.effluent@thameswater.co.uk</a>. Application forms should be completed on line via <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a>. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p>	<p>Response (BDP):</p> <p>Thames Water's comment is acknowledged. A request for a trade effluent permit is to made upon clarification of water proofing design detail during stage 4 PCSA design programme.</p>
3.	Request further Information	<p>Waste Comments:</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide on working near or diverting our pipes. <a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</a>.</p>	<p>Response (SISK):</p> <p>Pre-construction planning and construction operations are to follow approved Thames Water documents "Guidelines for working near our water mains and sewers" to ensure protection and continued access to utility assets.</p> <p>Due to the proposed design and associated construction activities Sisk have commenced communications with Thames Water to ascertain the scope and necessity of performing an asset protection impact study. In accordance with proposed response time of Thames Water Sisk anticipate these works to continue throughout the commencement of Stage 4 PCSA design process.</p>
4.	Condition	<p>Waste Comments:</p> <p>With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, 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:</p> <p><b><i>"No development shall be occupied until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been 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 Foul water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may 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 <a href="http://thameswater.co.uk/preplanning">thameswater.co.uk/preplanning</a>."</i></b></p>	<p>Response (BDP):</p> <p>To mitigate the need for this condition, BDP will submit details to Thames Water confirming the foul water demand of the building to the public sewer. It is not envisaged that any network improvements will be needed.</p>

5.	Condition	<p>Water Comments</p> <p>The proposed development is located within 15m of a strategic water main. Thames Water do NOT permit the building over or construction within 15m, of strategic water mains. Thames Water request that the following condition be added to any planning permission:</p> <p><b>"No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works. Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works 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. <a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</a> Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a>."</b></p>	<p>Response (SISK):</p> <p>Preconstruction planning and construction operations are to follow approved Thames Water documents "Guidelines for working near our pipes" to ensure protection and continued access to utility assets.</p> <p>Due to the proposed design and associated construction activities SISK have commenced communications with Thames Water to ascertain the scope and necessity of performing an asset protection impact study. Sisk request that the proposed planning condition be amended to reflect project specific criteria and outcome of current engagement with Thames Water. This is still to be agreed with Thames Water; consultation is still ongoing.</p>
6.	Request further Information / confirmation	<p>Water Comments</p> <p>There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</a></p>	<p>Response (BDP):</p> <p>Comment acknowledged. Potentially one of these will need to be retained/diverted as we understand it may serve VCB. It is recognised that these works are to be undertaken by the Trust as part of their decommissioning and enabling works. Sisk, BDP and Trust are currently in process of scheduling interface meetings of which will determine the scope and logistics of works impacting water mains crossings.</p>
7.	Condition <b>BDP Response</b>	<p>Water Comments</p> <p>Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on 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:</p> <p><b>"No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been 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 development 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 that sufficient capacity is made available to accommodate additional demand anticipated from the new development"</b></p> <p>The developer can request information to support the discharge of this condition by visiting the Thames Water website at <a href="https://www.thameswater.co.uk/preplanning">thameswater.co.uk/preplanning</a>. 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.</p>	<p>Response (BDP):</p> <p>To mitigate the need for this condition, BDP will make a formal application to Thames Water identifying new and existing water demands.</p>
8.	Request further Information <b>BDP Response</b>	<p>Water Comments</p> <p>Wastewater: No Drainage Information. Please provide evidence of Foul and Surface water discharge rates, locations and connections points into the Thames Water sewers.</p>	<p>Response (BDP):</p> <p>BDP to provide foul water discharge rate to Thames Water.</p> <p>Surface water discharge rate is quoted on page 19, Table 6.1 of the Drainage Report at 4.2 l/sec. Drawing on Page 250 of report indicates the three proposed connection points to the public sewer. Outfall INo.1 and No.2 are existing. No.3 is new.</p>