

David Elmore

From: BCTAdmin@thameswater.co.uk
Sent: 27 April 2017 10:52
To: Planning
Subject: 3rd Party Planning Application - 6/2017/0624/MAJ

Head Of Development Control
Welwyn Hatfield District Council
Council Offices, Campus East
Welwyn Garden City
Hertfordshire
AL8 6AE

Our DTS Ref: 55053
Your Ref: 6/2017/0624/MAJ

27 April 2017

Dear Sir/Madam

Re: PLOT 5000, HATFIELD BUSINESS PARK, HATFIELD, HERTFORDSHIRE, AL10 9EZ

Waste Comments

Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed. "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Supplementary Comments

We have no objection to foul water proposal. Regarding surface water: controlling flow rates from sites should be based on Qbar which for this site is equal 2.04l/s. We can accept greenfield runoff rate for 1 in 100 years, which is equal 6.5l/s and not 57l/s. Please recalculate greenfield runoff rate using IH124 method and adjust drainage strategy accordingly.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,

Denham Way,
Rickmansworth,
WD3 9SQ
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