



Mr Mark Newman

Marks Heeley Ltd
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CM23 2BN

**Wastewater
pre-planning**



Our ref **DS6104166, DTS-74779**

13 April 2023

Pre-planning enquiry: Confirmation of sufficient capacity

Site: Stanborough Road, Welwyn Garden City, Hertfordshire - AL8 6XA

Dear Mr Newman,

Thank you for providing information on your development.

Drainage Strategy

Existing site: Petrol filling station including existing sales building (GIA-296m²).

Proposed site: Redevelopment of existing petrol filling station (GIA-271m²) with new sales building, canopy link and car wash/jet washes.

Proposed foul water discharge by gravity into manhole TL2312401A.

Proposed surface water discharge at 2.0 l/s for all storm events up and including 1:100yr+40%CC into manhole TL23125004

We have completed the assessment of the foul water flows and surface water flows 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 our network to serve foul flows from 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.

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 still 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 as described in the above drainage strategy, 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 have any further questions, please contact me on 07747647155.

Kind Regards,

Zaid Kazi

Developer Services – Adoptions Engineer, Adoptions Team

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Get advice on making your sewer connection correctly at connectright.org.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk