

From: BCTAdmin@thameswater.co.uk
Sent: 16 April 2020 11:12
To: Planning
Subject: 3rd Party Planning Application - 6/2020/0764/PA

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

Our DTS Ref: 26322
Your Ref: 6/2020/0764/PA

16 April 2020

Dear Sir/Madam

Re: FORMER SHREDDED WHEAT FACTORY, BRIDGE ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL8 6UN

Waste Comments

The magnitude of this development is such that significant WASTEWATER NETWORK AND TREATMENT infrastructure upgrades will be required to accommodate the development. Thames Water request that the following condition be added to any planning permission. "Development hereby approved shall not commence until an integrated water management strategy detailing what infrastructure is required, where it is required, when it is required (phasing) and how it will be delivered, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be occupied in line with the recommendations of the strategy." Reason - An Integrated water management strategy is required to ensure that sufficient network and treatment capacity is made available to cater for the new development; and in order to avoid adverse environmental impact upon the community in the form of sewage flooding and or pollution of the environment; Note: In relation to this waste water infrastructure condition, Thames Water would be open to a definition of "the commencement of development" not including certain items such as site clearance, site set up/compound. Alternatively it may be appropriate to link the implementation to a clearly defined phase of the development. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. 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.

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.

Yours faithfully

Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
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Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

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From: BCTAdmin@thameswater.co.uk
To: [Planning](#)
Subject: 3rd Party Planning Application - N6/2015/0294/PP (amended documents)
Date: 10 September 2015 11:07:44

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

Our DTS Ref: 26322
Your Ref: N6/2015/0294/PP (amended)

10 September 2015

Dear Sir/Madam

Re: FORMER SHREDDED WHEAT FACTORY COMPLEX, AND LAND ADJOINING AT BROADWATER ROAD WEST, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 3BU

Waste Comments

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, 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 the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

A Trade 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 Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in

accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. 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 he will undertake 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 wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

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

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Supplementary Comments

There are a number of developments in the area therefore waste drainage issues have been identified and further investigation is needed. Development should be delayed until an impact study can be completed. The following drainage strategy documents have been reviewed: Flood Risk Assessment & Drainage Strategy dated February 2015 rev D, Chapter 12, Appendix 12.1 and drawings D-GA-XX-608 to 608. The site must be viewed in the context of the Welwyn Garden City redevelopment as a whole. It is therefore recommended that an impact study for the entire wider area is carried out to confirm the extent of any network reinforcement required.

Yours faithfully
Development Planning Department

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