

Capacity Check Report



6th September 2022

Beaches Yard

Site Ref Beaches

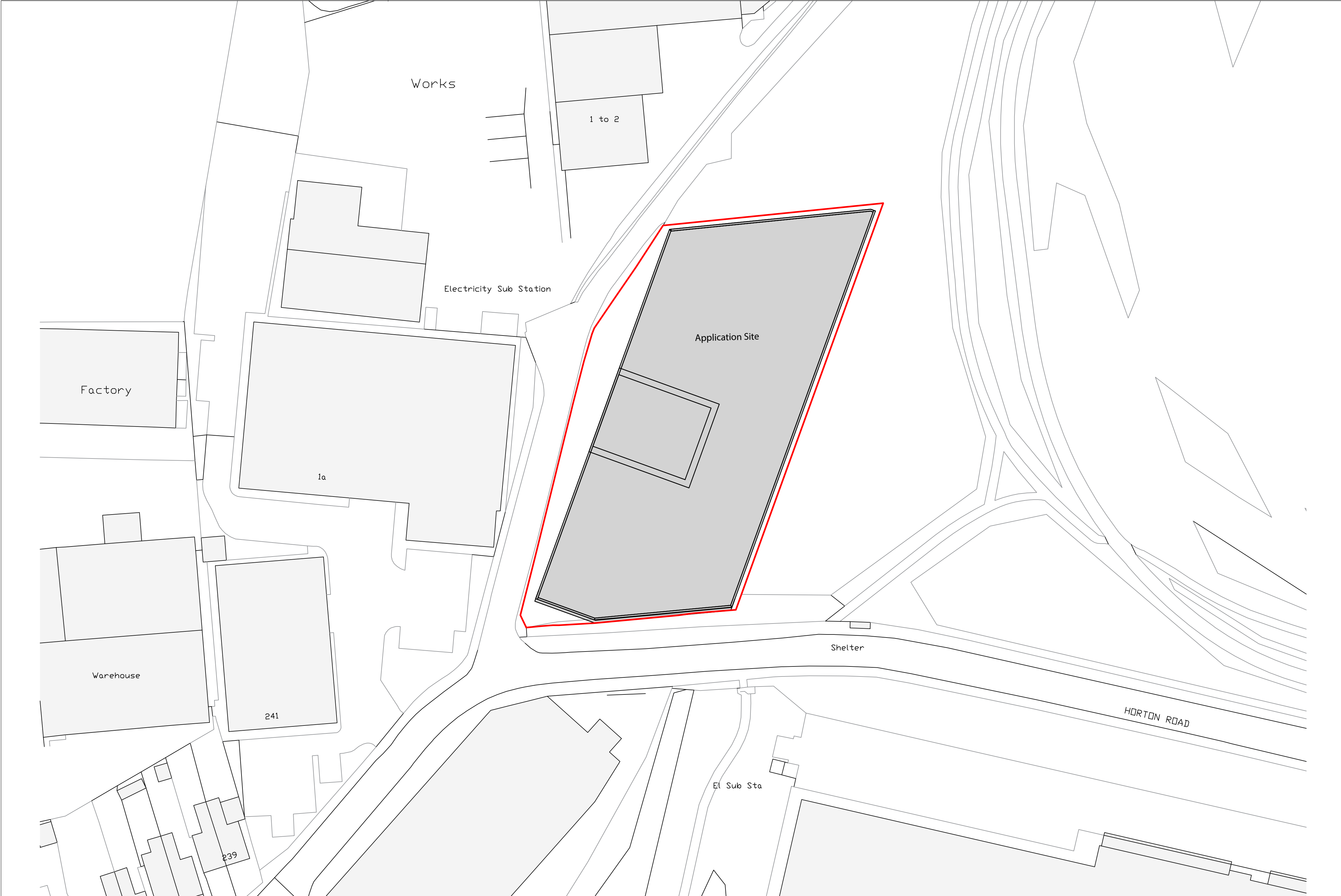
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Company No. 5132353

Registered in England. Registered Address : Cornerstone Projects Ltd, 91 Market Street, Hoylake, Wirral CH47 5AA

Table of contents:

| <u>Utility/Service</u> | <u>Included</u> | <u>Notes</u> |
|------------------------|-----------------|--------------|
| Gas | Not Requested | |
| Water | Yes | |
| Sewer | Yes | |
| Electricity | Not Requested | |
| | | |
| | | |

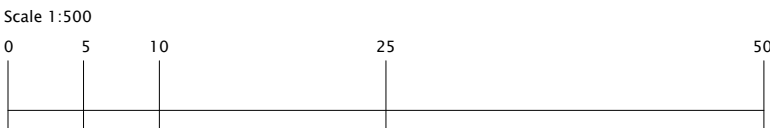
Order Summary



Nick Willson Architects

G2 Hoxton Works
128 Hoxton Street
London N1 6SH
+44 (0)20 7012 1674
www.nickwillsonarchitects.com

Notes:
All dimensions to be confirmed by contractor on site.
Do not scale from drawings.



| | | | | | | | | |
|-----|------|-------------|----|----|---|----------------------------------|-------------------|--------------|
| Rev | Date | Description | By | NW | Project Beaches Yard | Project description Warehouse | Stage Planning | Job N 203 |
| | | | | | Title Proposed Site Location Plan | Scale 1:500@A2 | Drawing N A001 | Rev |

WATER

Admin Services - Cornerstone Projects Ltd

From: Affinity Water Developer Services <aw_developerservices@affinitywater.co.uk>
Sent: 22 August 2022 16:46
To: enquiries@cornerstoneprojects.co.uk
Subject: Scheme - DS0051190



Dear Melanie,

Please see below for the latest updates to Application DS0051190 - Pre-Planning Enquiry - Beaches Yard.

Response By E-mail (Kaye) (22/08/2022 16:45)

Hi Melanie,

Yes, we have a main that runs along Horton Road, we would be able to provide you with a water supply.

If you need any further information you will need to complete an application form or for any further queries come back to me.

Regards

Kaye

Customer By Service Email (Melanie Burns) (22/08/2022 16:25)

Good Afternoon

We don't want new connection costs at the moment. All my client wants to find out is if there is enough capacity for their development. Is this something you can provide?

Many Thanks
Nicci

Nicci Jones

Projects Administrator

Cornerstone Projects Ltd

91 Market Street, Hoylake, Wirral CH47 5AA

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Hoylake, Wirral, CH47 5AA

SEWER



Miss Nicci Jones

Cornerstone Projects Ltd
91 Market Street
Hoylake

CH47 5AA



06 September 2022

Pre-planning enquiry: Confirmation of sufficient capacity

Site Address: Beaches Yard, Horton Road, West Drayton, UB7 8HX

Dear Nicci,

Thank you for providing information on your development.

Proposed site: redevelopment to provide Warehouse, 44,713sq/ft of rentable floor space with 7,717 sq/ft of yard space. The office is 4,811 sq/ft. A Basement car park 14,606 sq/ft for 30 car parking bays and 34 bike stands. It is anticipated that maximum 50 staff could work on the site on any given day. Proposed gravity foul water connection into a foul water sewer south of the site via existing foul water drainage on site. Proposed surface water to 2l/s at all weather events connects into a surface water public sewer south of the site via existing surface water drainage on site.

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 foul water 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

When developing a site, policy 5.13 of the London Plan and Policy 3.4 of the Supplementary Planning Guidance (Sustainable Design And Construction) states that every attempt should be made to use flow attenuation and SuDS/Storage to reduce the surface water discharge from the site as much as possible.

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 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 2 l/s then Thames Water would not have any objections to the proposal.

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.

Yours sincerely

Natalya Collins

Developer Services – Adoptions Engineer

Mobile: 07747 641 932

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

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



Planning your wastewater

We've put together some information on sewerage to help you plan your new development.

How long does it take to get consent to connect to a sewer?

If you're applying for consent to connect to a sewer under Section 106 of the Water Industry Act 1991, you'll need to give us 21 days' notice.

I think I'll need to connect to a trunk sewer – is that possible?

Connecting directly to trunk sewers can be complex and dangerous, and we won't permit this at all in London. If you're considering a trunk sewer as a point of connection, please contact us as soon as possible to discuss.

How do I handle trade effluent and groundwater discharges?

You mustn't discharge non-domestic waste to our sewers without a valid trade effluent consent - doing this is an offence under Section 109(1) of the Water Industry Act 1991. You can call our trade effluent team on 0203 577 9200 to get help with trade effluent consents and ground water discharge permits.

Where can I discharge surface water?

The Lead Local Flood Authority, or if you are in a London Borough, 'The London Plan', advises that your development should utilise sustainable drainage systems (SuDS) unless there are practical reasons for not doing so. You should aim to achieve greenfield run-off rates and ensure you manage surface water run-off as close to its source as possible in line with the following drainage hierarchy:

- 1 Store rainwater for later use.
- 2 Use infiltration techniques, such as porous surfaces in non-clay areas.
- 3 Attenuate rainwater in ponds or open water features for gradual release.
- 4 Attenuate rainwater by storing in tanks or sealed water features for gradual release.
- 5 Discharge rainwater direct to a watercourse.
- 6 Discharge rainwater to a surface water sewer or drain.
- 7 Discharge rainwater to a combined sewer.

Please note that if you're discharging surface water anywhere other than to a public sewer – such as to a watercourse – you'll need approval from the relevant authority, for example the Environment Agency, the local authority or the Canals and Rivers Trust.

If you don't follow the surface water hierarchy you may not be granted planning permission, and Thames Water may seek to put conditions on the planning application.

There's no right of discharge of highway drainage into the public sewerage system, and we'd need to agree this with the relevant highway authority under Section 115 of the Water Industry Act 1991. You can contact us to discuss this further.

What can I do about redundant sewers and rising mains on my site?

On brownfield sites where existing sewers or rising mains need to be made redundant or diverted, the developer will need to fund the work, as set out in Section 185 of the Water Industry Act. If there's no practical way of making a diversion, we'll apply the standoff distances in Sewers for Adoption 7th edition to assess the width of easement required.