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12 November 2024

Mr Alan Corcoran

Planning, Regeneration and Environment
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

Dear Alan,

Re: THAMES WATER RESPONSE – Drainage Comments _ 148-154 High Street, Uxbridge _
78696/APP/2024/867.

With regards to the comments received from Thames water on the drainage proposals (which are quoted below) EDGE consulting Engineers issue this letter providing some clarification and response to the requests.

THAMES COMMENTS

- 1. 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.*
- 2. 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.*
- 3. 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.*
- 4. 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 working near or diverting our pipes.

5. *Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.*
6. *With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection.*
7. *Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.*

EDGE RESPONSE

1. Its not clear from the comment how this will work in practise and how a pumped device will protect the site from flooding due to downstream sewer surcharge. For example, where will the pump discharge to? Assume to the public sewer? However, the assumption is that this sewer is surcharged. Therefore, we will be pumping in a perpetual loop until storms subsides. We have requested input and technical guidance from Thames Water developer services and the Thames water development planning team on this.
2. Basement waterproofing proposals are not yet developed however any ground water discharge to public sewers will be in accordance with Thames Water approval with all relevant applications and permits obtained ahead of works commencing.
3. Interceptor is proposed within the basement to cleanse all runoff within the car park prior to discharge to the public surface water sewer.
4. The proposals do not include any changes to building footprint so there should not be an increased risk to Thames Water assets. Nevertheless, a sewer investigation/ survey has been undertaken to determine the position and depth of public sewer assets. This information will feed into any proposals to work near the sewers with all necessary protection measures being adhered to. All connections to be reused or new connections made will be under strict accordance with section 106 approval from Thames Water. Guidance notes provided by Thames Water will be fully reviewed and adhered to during detailed design stage and construction works.
5. Noted thanks.
6. Noted thanks. Surface water strategy to be confirmed by LLFA.
7. Noted thanks. As above "All connections to be reused or new connections made will be under strict accordance with section 106 approval from Thames Water."

I trust this provides sufficient informatin on the proposals to allows approval of the application but please let us know should you have any questions or require anything further.

Yours sincerely,



Ryan Atherton
Team Leader – Civil