



## DRAINAGE ASSESSMENT

Land at former Tharsus Works,  
Glen Street, Hebburn



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Land at former Tharsus Works,  
Glen Street, Hebburn

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Gleeson Homes & Regeneration

3 Lumley Court

Chester le Street

Co. Durham

DH2 1AN

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Date: February 2015

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## Introduction

This Drainage Assessment reports on the initial consultation and findings relating to foul and surface water drainage of land at the former Tharsus Works, Glen Street, Hebburn.

As the final layout and design is subject to change and amendment through the Planning Application process, no detailed drainage design has taken place, however this report will cover the existing drainage situation, details of existing Northumbrian water apparatus and initial findings during consultation with Northumbrian Water over the proposals.

## Site Description

The application site extends to approximately 0.87 hectares and consists of a brownfield site. As a result, the site is currently available for development.

The site currently comprises vacant workshops, storage and office buildings following relocation of the engineering business which previously occupied the site.

## Statutory Water Authority Response

The statutory Water Authority is Northumbrian Water Ltd. Attached are the plans showing Northumbrian Water apparatus within the vicinity of the site.

**(SEE NWL APPARATUS PLANS ATTACHED)**

## Conclusion

Following our discussions we have agreed a connection for both foul and surface water. This is outlined in the attached Northumbrian Water Pre-Development Enquiry dated 23<sup>rd</sup> December 2014.

The foul connection can discharge at 1.426 l/sec into the existing combined sewer within the rear land of Glen Street, the existing combined sewers within the site, or a combination of both.

The surface water can discharge at 45.31 l/sec into the existing 1700 x 1060mm brick egg combined sewer running through the middle of the site via manholes 6501 and 7504.

The careful consideration and implementation of proposed materials will further reduce drainage issues, such as by minimising impermeable materials (i.e. driveways will be constructed in predominantly aggregate material).

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23 December 2014

Gleeson Homes & Regeneration  
3 Lumley Court  
Drum Industrial Estate  
Chester Le Street  
Co Durham  
DH2 1AN



Dear Mr Reeves,

**Re: Pre-Development Enquiry – Land at Tharus Engineering, Glen Street, Hebburn**

Further to the Pre-Development Enquiry regarding the above proposed development received at this office on 15 December 2014, I am now able to provide the following response.

The following has been based upon the information in your completed application form and accompanying correspondence. Therefore, should any of the information now be different, please ensure that you inform Northumbrian Water Ltd of the changes as further Network Modelling may be required and our response may also change, leading to this response being invalid.

In making our response Northumbrian Water assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

I have enclosed for your information a scaled extract showing the position of the existing water / wastewater networks and associated assets. Please note that the information shown in this plan should be regarded as approximate and is intended for guidance only. The actual position of any water mains or sewers shown on the plan must be established by taking trial holes in all cases.

Appropriate method statements and risk assessments must be provided to Northumbrian Water to gain approval for any trial hole investigations at least 5 working days in advance of starting any work onsite.

Also enclosed is our extract showing locations within the approximate vicinity of this site that have, from our records, experienced flooding. This has been provided to demonstrate the known flood risks within the vicinity which have been considered as part of our assessment on this enquiry.

We have also carried out a review of your application and can confirm the following:

## Sewerage and Sewage Treatment

Northumbrian Water would ask that you please separate the foul and surface water flows in accordance with Part H of the Building Regulations prior to the final connection to the public sewer.

- Foul Water Discharge

The estimated foul flow of 1.426 l/sec can discharge into the existing combined sewer within the rear lane of Glen Street, the existing combined sewer/s (or diversion of) within the site, or a combination of both. The developer should undertake a full drainage survey on site to identify all existing connections into the combined system, with a view to utilising them for the foul water disposal from this proposed development.

- Surface Water Discharge

No surface water flow from the proposed development will be allowed to connect into the existing public sewerage system unless it is proven that the alternative options which are listed within Part H of the Building Regulations 2010 Edition are not available:

*Rainwater from a system provided pursuant to sub-paragraphs (1) or (2) shall discharge to one of the following, listed in order of priority –*

- (a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable,*
- (b) a watercourse; or, where that is not reasonably practicable,*
- (c) a sewer.*

Should a sewer connection be the only option, then the proposed surface water flow of 45.31 l/sec can discharge into the existing 1700 x 1060mm brick egg combined sewer running through the middle of the site (or the diversion of), via manholes 6501 and 7504. Existing connections should be utilised where possible.

- Protection of Existing Sewerage Assets

We wish to draw your attention to the existing sewers which pass through the site. These sewers should be diverted, protected or accommodated within your site layout with an appropriate easement. To discuss this in further detail, please contact Roger Perkins on 0191 419 6621.

- Sewage Treatment Capacity

The Sewage Treatment Works to which this development finally discharges to is able to accept the additional flows.

Please note that this response is valid for 1 year only and you should resubmit your proposals should this period lapse prior to your development beginning.

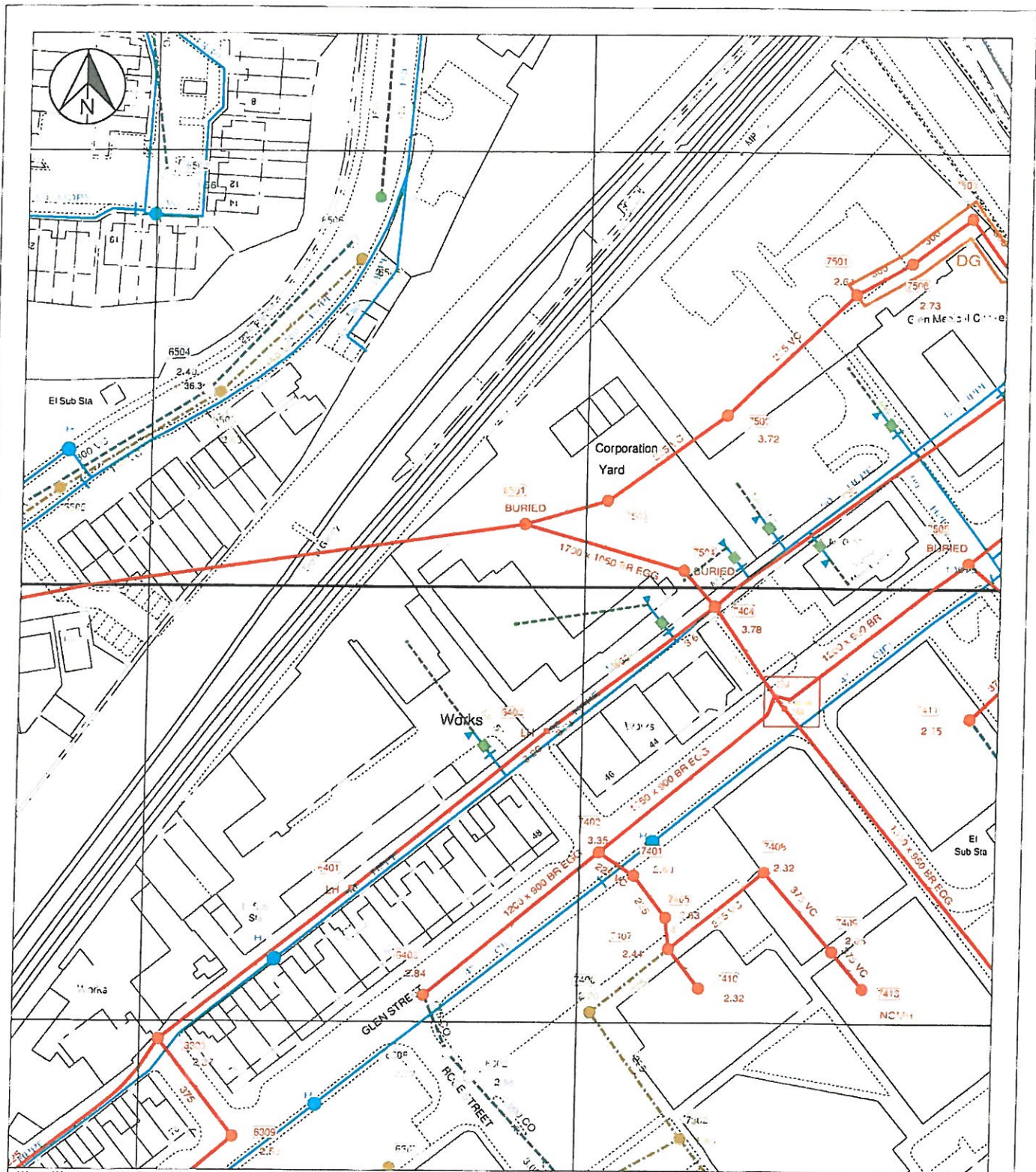
This response is not an approval of your sewer connection. Prior to making the connection you must submit a completed application form along with the necessary supporting documents for the connection to be approved. Further details regarding making a new sewer connection along with the relevant application forms can be found on our website at <http://www.nwl.co.uk/business/dev-sewerage-services.aspx>.

Should you require any further assistance or information, then please do not hesitate to contact me at [developmentenquiries@nwl.co.uk](mailto:developmentenquiries@nwl.co.uk) or alternatively on 0191 419 6646, please quote our reference number above in any future correspondence.

Yours sincerely,



Laura Cape  
New Development




Waste Water - NWL Responsibility		Private/Non NWL		Proposed		Water Network			Network Types		Other		
Combined	Red solid line	Combined	Black solid line	Combined	Red dashed line	Distribution	Blue solid line	AB Asbestos	Orange dashed line with 'X's	Abandoned	Orange dashed line with 'Z's	Out of Comm	Blue dashed line
Foul	Black dashed line	Foul	Black dashed line	Foul	Red dotted line	Treated	Blue solid line						
Surface	Green dashed line	Surface	Black dashed line	Surface	Red dashed line	Raw	Red solid line						
Treated Eff	Blue solid line	Trade Eff	Yellow solid line			Fire	Red solid line						
Untreated Eff	Red solid line	Watercourse	Blue dashed line			Supply	Green solid line						
Overflow	Green solid line					Private	Black dashed line						

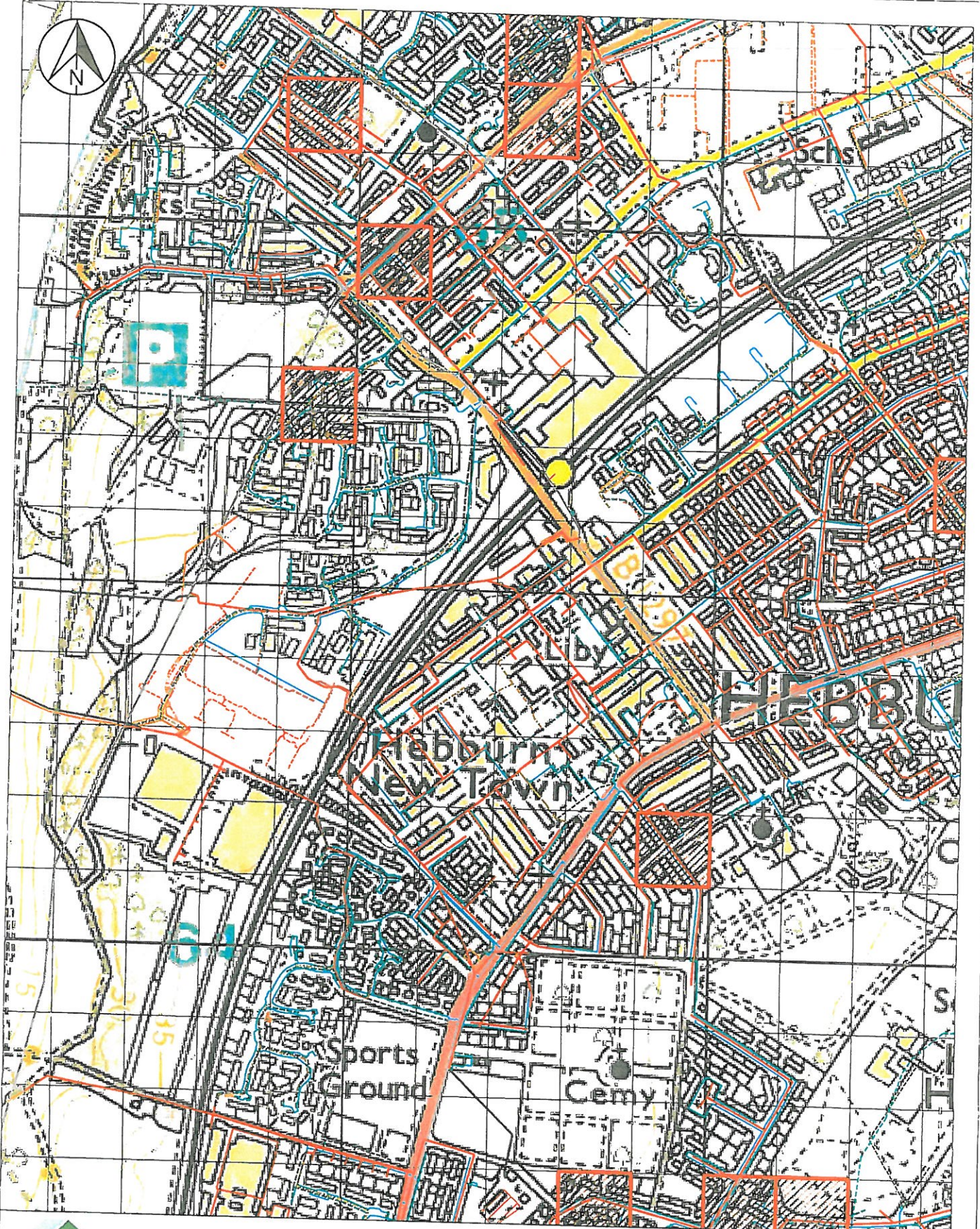


User : CAPEL  
 Title :  
 Centre Point : 430683,564496  
 Date : 16/12/2014 10:16:41  
 Map Sheet : NZ3064SE  
 Paper / Scale : A4@1:1250

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 WARNING...Where indicated on the plan there could be abandoned asbestos cement materials or shards of pipe. If excavating in the vicinity of these abandoned asbestos cement materials, the appropriate Health & Safety precautions should be taken. Northumbrian Water accepts no liability in respect of claims, costs, losses or other liabilities which arise as the result of the presence of the pipes or any failure to take adequate precautions. Emergency Telephone Number: 0845 717 1100

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**NORTHUMBRIAN WATER**

User : CAPEL

Date : 16/12/2014 10:26:43

Title :

Map Sheet : NZ3064

Centre Point : 430688,564460

Paper / Scale : A3@1:5015

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