NORTHUMBRIAN WATER living water

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Pattinson Road
Washington
NE38 8LB

Ext: 36646
Direct Line: 0191 419 6646
Email: developmentenquiries@nwl.co.uk
Our Ref: 17NO46A17A
Your Ref:

17 March 2017

Kieran Costello
Portland Consulting Engineers
10 Bankside
The Watermark
Tyne & Wear
NE11 9SY

Dear Mr Costello,

Re: Pre-Development Enquiry – Don Gardens, West Boldon

Further to the Pre-Development Enquiry for the above site, received on 2 March 2017, we are now able to provide the following response.

We have based our response on the information in your application and accompanying correspondence. Therefore, should any of the information now be different, then you must ensure that you inform us of any changes as further Network Modelling may be required and our response may also change, leading to this response being invalid.

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

Enclosed for your information is a scaled extract showing the approximate position of our water and wastewater networks and associated assets. Please note that the actual position of any of our assets shown on the plan must be established by taking trial holes in all cases.

An appropriate risk assessment and method statement (RAMS) must be provided to us prior to gaining 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:

THE QUEEN'S AWARDS FOR ENTERPRISE: SUSTAINABLE DEVELOPMENT 2014

Northumbrian Water Limited
Registered in England and Wales No 2366703
Registered office: Northumbria House,
Abbey Road, Pity Me, Durham, DH1 5FJ

Sewerage and Sewerage Treatment

Northumbrian Water would ask that you 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.

All new connections to the public sewerage system must first be approved through the Section 106 of the Water Industry Act 1991 process prior to construction.

Should you decide to proceed with this development, a fully completed Sewer Connection application form will be required. These are available to download from the following link:

https://www.nwl.co.uk/developers/new-connections.aspx

- Foul Water Discharge

The estimated foul flow of 0.73 l/sec can discharge without restriction into the 300mm diameter combined sewer downstream of manhole 8101.

- Surface Water Discharge

In applying for planning permission you will be required to demonstrate to the Local Planning Authority through your flood risk appraisal that you have considered the 3 alternative options for the management of surface water which are listed within Part H of the Building Regulations 2010:

(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.

Your assessment of this will form an important part in considering our response to the planning consultation.

In this instance we have identified that the surface water flow may be able to discharge directly to the River Don. We therefore suggest that you contact either the Environment agency or Lead local flood authority, as appropriate, to discuss this in further detail.

- Protection of Existing Sewerage Assets

We wish to draw your attention to the existing combined sewer which passes through the site. This sewer could 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 or roger.perkins@nwl.co.uk

- Sewage Treatment Capacity

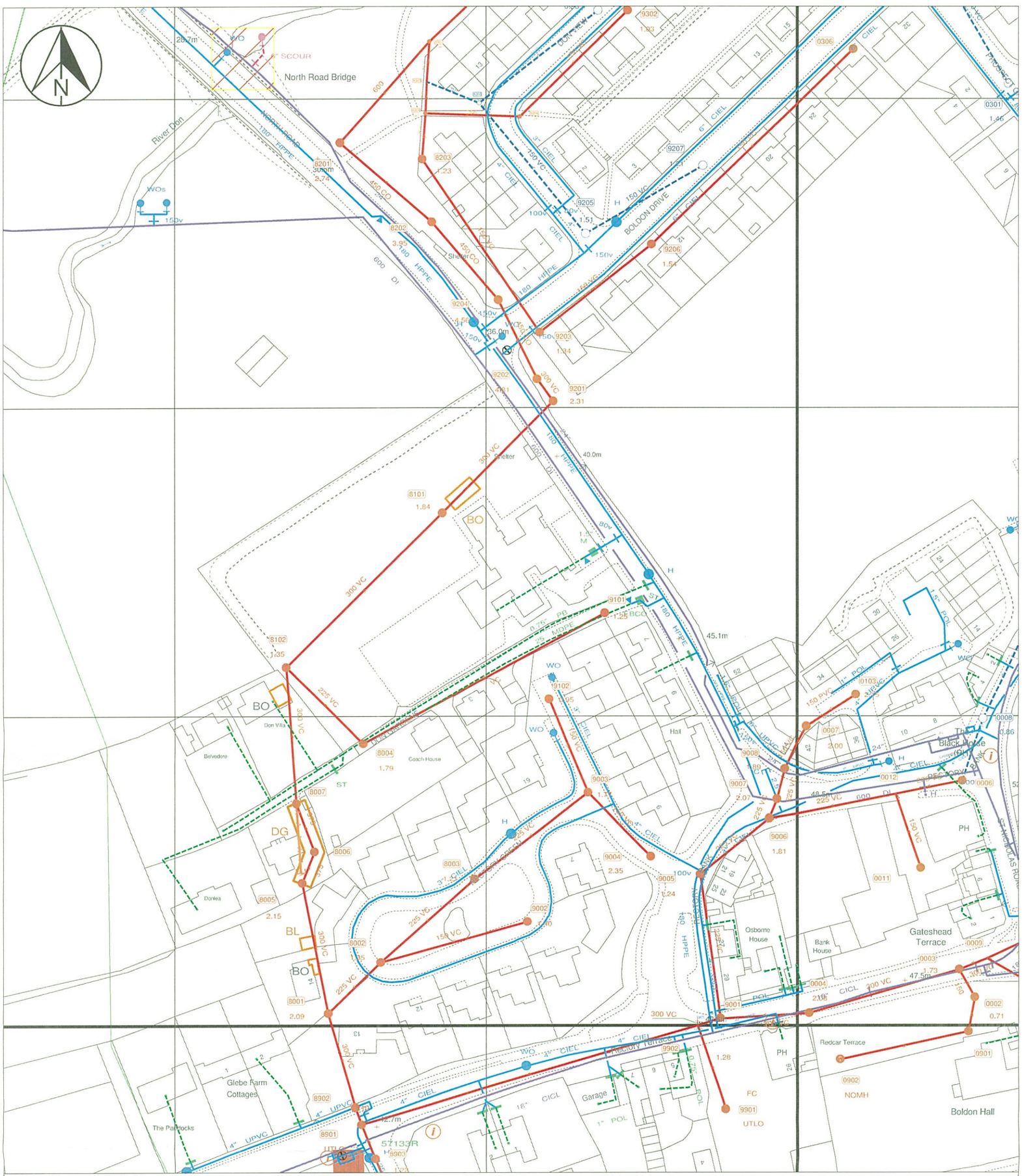
The Sewage Treatment Works to which this development finally discharges to is able to accept the additional flows.

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.

Should you require any further assistance or information, then please do not hesitate to contact me laura.king@nwl.co.uk or alternatively on 0191 419 6646, please quote our reference number above in any future correspondence.

Yours sincerely,

Laura King
Developer Services



NORTHUMBRIAN WATER *living water*

User : CAPEL

Title :

Centre Point : 434908,561141

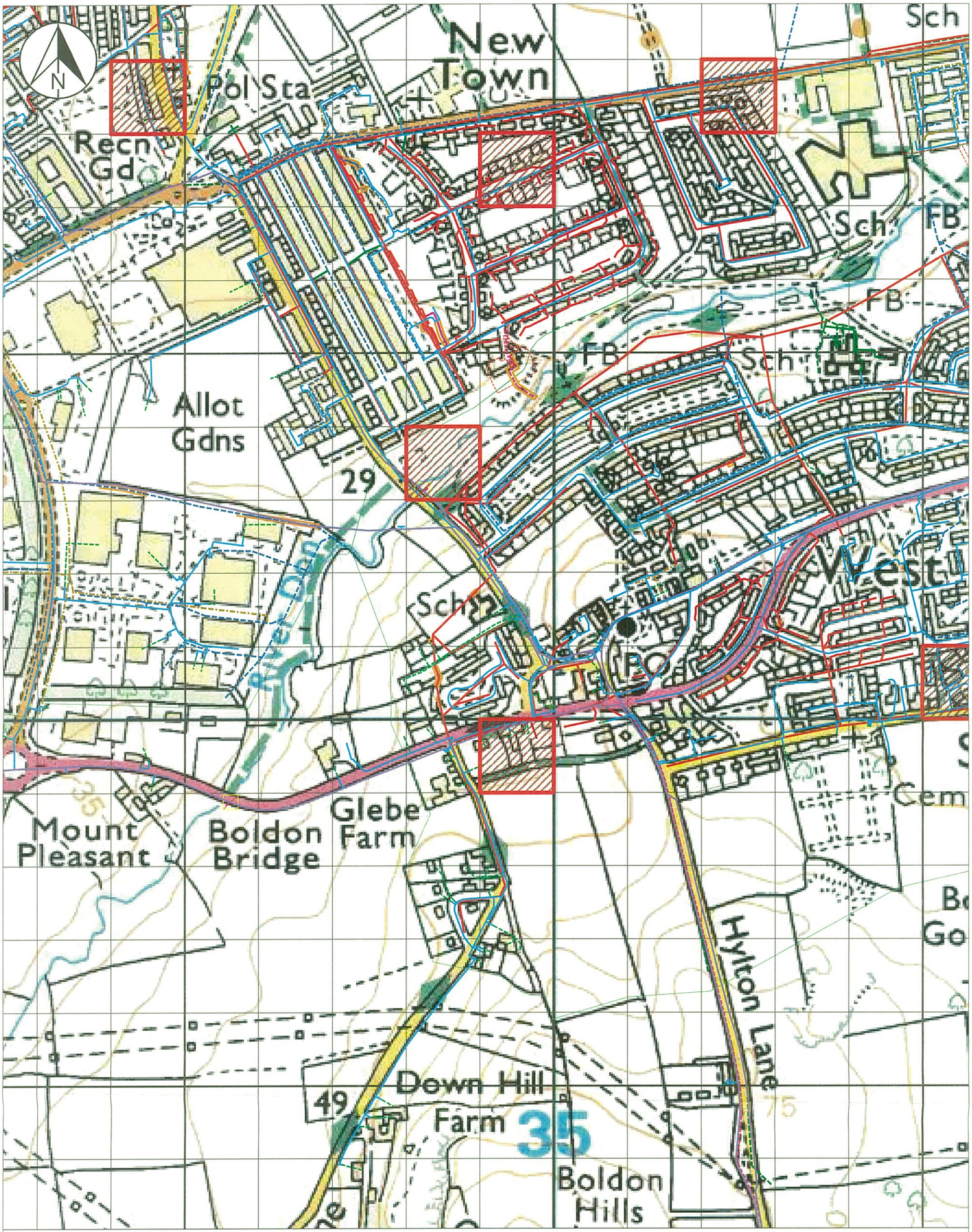
Date : 17/03/2017 09:45:25

Map Sheet : NZ3461SE

Paper / Scale : A3@1:1250

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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: 0345 717 1100

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NORTHUMBRIAN WATER living water

User : CAPEL
Title :
Centre Point : 434908,561141

Date : 17/03/2017 09:35:17
Map Sheet : NZ3461
Paper / Scale : A3@1:5015

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