

INCOMING EMAIL

From: Planning Applications <Planning.Applications@stalbans.gov.uk>
To: Sarah Smith <Sarah.Smith@stalbans.gov.uk>
Date: 26/02/2021 20:14:26
Subject: FW: 3rd Party Planning Application - 5/2020/3022

-----Original Message-----

From: BCTAdmin@thameswater.co.uk [mailto:BCTAdmin@thameswater.co.uk]
Sent: 25 February 2021 13:10
To: Planning Applications <Planning.Applications@stalbans.gov.uk>
Subject: 3rd Party Planning Application - 5/2020/3022

St Albans City & District Council
District Council Offices, Planning & Bldg Control
5/2020/3022
Civic Centre, St Peter's Street
St Albans
Herts
AL1 3JL

Our DTS Ref: 68496
Your Ref:

25 February 2021

Dear Sir/Madam

Re: BURSTON GARDEN CENTRE, NORTH ORBITAL ROAD, CHISWELL
GREEN, ST. ALBANS, HERTFORDSHIRE , AL2 2DS

Waste Comments

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

With the information provided, Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water request that the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:- 1. Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place

other than in accordance with the agreed development and infrastructure phasing plan, or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. 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.

The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://eu-west-1.protection.sophos.com?d=www.gov.uk&u=aHR0cHM6Ly93d3cuZ292LnVrL2dvdmVybml1bnQvcHVibGljYXRpb25zL2dyb3VuZHDhdGVyLXB3Y3RlY3Rpb24tcG9zaXRpb24tc3RhdGVtZW50cw==&i=NWQ1ZmMwOTQxNGFiNmYxMGEyYjA0MGY3&t=WDJOQjJQSVdwNzZGTEdrbWdzWmMyUXJvWmxzQ3Yzd1d2Q3ExME5HR0ZxYz0=&h=59917ffa492547e0891da6475cdbe5ca>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

Supplementary Comments

Waste- Regarding foul water discharge information about the pumping rate and the connection point to the foul sewer are required in order Thames Water to provide further comments.

Yours faithfully
Development Planning Department

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<https://eu-west-1.protection.sophos.com?d=facebook.com&u=d3d3LmZhY2Vib29rLmNvbS90aGFtZXN3YXRlcg==&i=NWQ1ZmMwOTQxNGFiNmYxMGEyYjA0MGY3&t=UTVjQ2hpWTdKdnRlbnVhSS9rSFhKeUJlUmRhSU1MSGFZdnZjY3BVa1pYWT0=&h=59917ffa492547e0891da6475cdbe5ca>. We're happy to help you 24/7.

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