

Residential Redevelopment

UTILITIES STATEMENT

1. Introduction

- 1.1 BPL Architecture are appointed as Architects by Corbally Group (Tewkesbury) Ltd. to redevelop the former Healings Mill garage building fronting Quay Street. This includes the demolition of the existing building on the site and the erection of 2no new 3bedroom dwellings on the plot above ground floor garaging.
- 1.2 The existing buildings can be served by gas, water, electricity, BT, and can be connected to mains surface water and foul water drainage.

2. Main Utilities

- 2.1 The Brewery Buildings and former Office Buildings of Healings Mill adjacent are connected to all of the main service utilities. See below site plan 1018.81/11 showing the approximate location of these services in Quay Street. It is not known whether any of the main services and drainage other than electricity is connected to the garage site.



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- 2.2 Mains electricity service is underground in Quay Street and serves the substation in the yard of the Brewery Building. From there a sub-main feeds a smaller substation in the ground floor of the Brewery Building. It is not known where the electricity service for the garage building is supplied from, but it is anticipated that sufficient capacity is available locally for this proposal.
 - 2.3 Mains gas service is underground in Quay Street and has a direct feed to the ground floor of the Brewery Building and the Offices. It is assumed that this service is adequate for the current proposal.
 - 2.4 Water mains are underground in Quay Street and service the existing premises. See attached copy letters and plans from Severn Trent Water Ltd. dated 16.04.2013 and 23.04.2013 showing location of the mains and confirmation that these can serve the proposed scheme.
 - 2.5 BT services are overhead in Quay Street and can serve the existing premises.

3. Drainage

- 3.1 Existing foul water and combined water sewers are underground in Quay Street. See attached copy letters and plans from Severn Trent Water Ltd. dated 16.04.2013 and 23.04.2013 showing the location of the sewers and confirmation that the new residential properties can connect to the existing foul water sewage and that surface water drainage from the site can connect to the existing combined water sewer.

Healings Mill former garage building.
Quay Street, Tewkesbury



Severn Trent Water

16th April 2013

Mr M. Travis
Enzygo Ltd
STEP Business Centre
Wortley Road
Deepcar
Sheffield
S36 2UH

Severn Trent Water Limited
Accounts Receivable
PO Box 5311
Coventry
CV3 9FL

www.stwater.co.uk/developers

Tel 0800 707 6600
Mobile 07889 631 225
e-mail dan.bambridge@severntrent.co.uk

PLEASE QUOTE REFERENCE
8113760
IN ANY FUTURE
CORRESPONDENCE

Dear Mr Travis,

Re: Clean Water Development Enquiry For: Quay Street, Tewkesbury, Glos, GL20 5BW

Thank you for your recent enquiry regarding the above site. Please find enclosed a copy of our records which shows the approximate position of our existing water supply apparatus and 'Installing your supply pipe' guidance sheet.

About Your Application

Based on the details provided in your application, I am pleased to confirm that we can supply your proposed development of 9 properties.

I am unable to give any details on the connection costs for individual service connections as they are subject to a bespoke design and site visit, which are undertaken upon receipt of a completed standard water supply connection (25mm and 32mm) application form (WSC). Additional to your connection cost you may be required to pay infrastructure charges, metering cost and water for construction. For further details please refer to our Developer charges booklet which can be found on our website.

We will lay our company service pipes from our existing 3" CI main in Quay Street at approx. X389282, Y232991, terminating at the highway boundary. You will be required to lay the pipework from each property to the highway boundary as detailed in the 'Installing your supply pipe' guidance sheet.

Registered in England & Wales Registration No. 2366686
Registered Office: Severn Trent Centre, 2 St John's Street, Coventry CV1 2LZ
www.stwater.co.uk

What Happens Next

As the proposed properties as shown on the plan submitted are front facing or within 50m existing Severn Trent water mains, individual service connections (25-32mm) from our existing main to each property should be used for the site. If you wish to proceed with obtaining a water supply for the development, please carefully read the guidance notes and complete the standard water supply connection (25mm and 32mm) application form (WSC) enclosed.

It should be noted that if the site has had a previous use, other than for agriculture, we will need a ground investigation report to be provided with your application. The information from this report will also be required to determine what pipe material will need to be laid on the site.

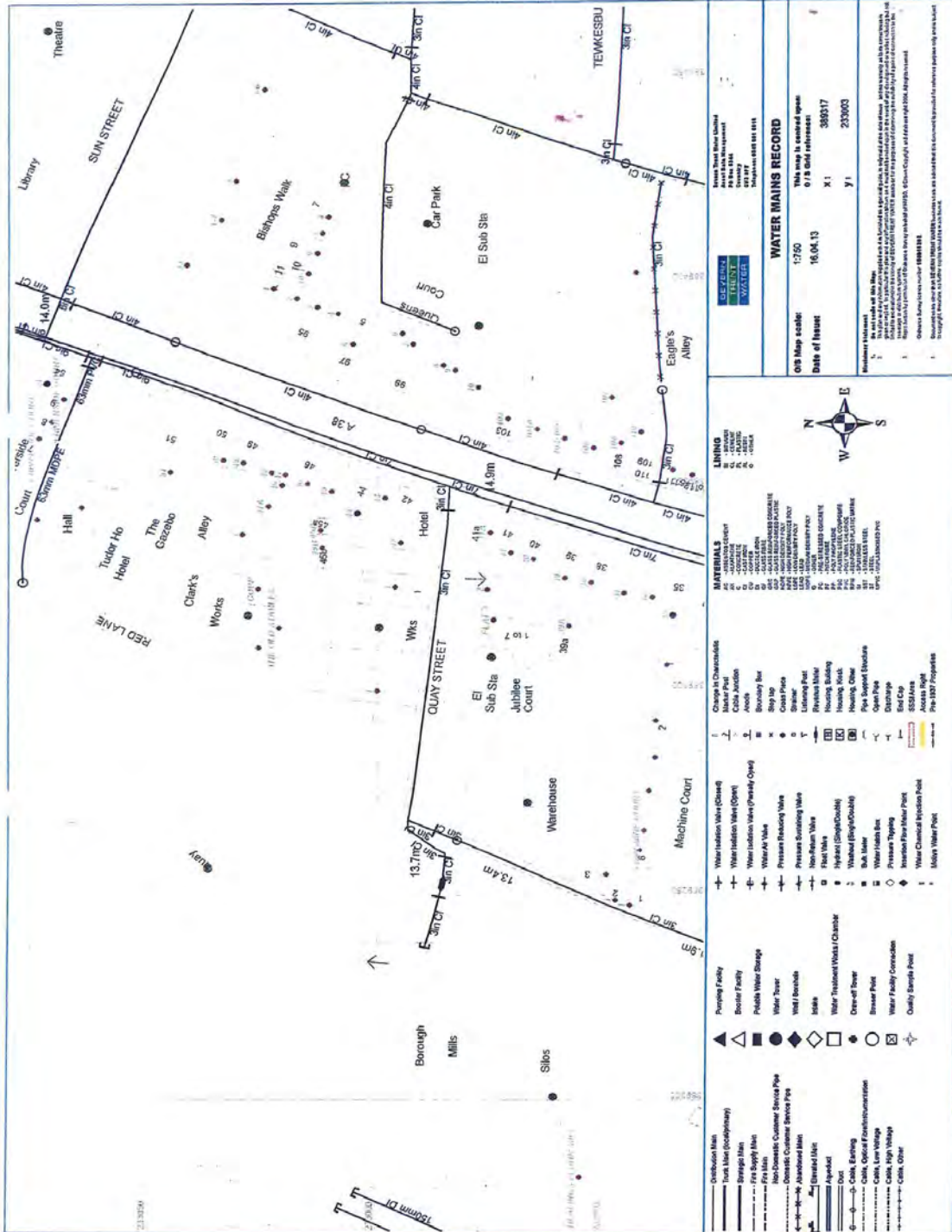
Yours sincerely



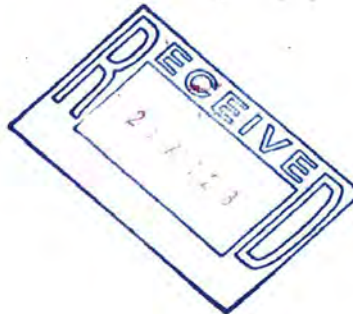
Dan Bambridge
07889 631 225
dan.bambridge@severntrent.co.uk

On behalf of
Craig Shilton
Customer Requirements Manager

Healings Mill former garage building. Quay Street, Tewkesbury



Healings Mill former garage building.
Quay Street, Tewkesbury



Enzygo Ltd
STEP Business Centre
Wortley Road
Deepcar
Sheffield
S36 2UH

Fao Matt Travis

23 April 2013

Dear Mr Travis,

**Proposed Redevelopment at Quay Street, Tewkesbury,
Gloucestershire GL20 5BW**

I refer to your Development Enquiry Request in respect of the above site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes (SGN) referred to below.

Protected Strip

According to the sewer records there is a 150mm diameter foul water sewer running under the southern warehouse site. This sewer has a protected **no build zone of 5.0 metres** centred over it. If the site layout necessitates a **diversion**, application forms and details can be found on our website www.stwater.co.uk under the heading 'developers'.

Foul Water Drainage

As you can see from the records the sewers in this area are combined signified by the red solid lines on the sewer record enclosed. Considering the very small magnitude of flows from 9 properties, foul connections to the system are acceptable to the Company at any convenient location subject to formal S106 approval (see later).

Surface Water Drainage

The enclosed sewer record extract indicates no available surface water sewers in the area. In the event that following



Severn Trent Water

Severn Trent Water Ltd
Regis Road
Wolverhampton
WV6 8RU

Tel: 01902 793871
Fax: 01902 793971

www.stwater.co.uk
net.dev.west@severntrent.co.uk

Contact: Dave Hadley

Your ref:
Our ref: WT32815/SAP8113760

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Registered Office: Severn Trent Centre, 2 St John's Street, Coventry CV1 2LZ
www.stwater.co.uk

Healings Mill former garage building.
Quay Street, Tewkesbury



Severn Trent Water

comprehensive testing, it is demonstrated that soakaways would not be possible, evidence should be submitted. This would satisfy SGN1 (enclosed). For the two sites off Quay Street I would recommend a connection to the 300mm diameter combined sewer in this street or to utilise the existing connection from the sites. For the site on the other side of the river I would suggest a surface water connection to the river is appropriate considering the complexity of crossing the bridge to Quay Street. Flows should be restricted in accordance with SGN2 enclosed.

For any new connections (including the re-use of existing connections) to the public sewerage system, the developer will need to submit Section 106 application forms. Our New Connections department are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 7076600 or download from www.stwater.co.uk.

Please quote WT32815/SAP8113760 in any future correspondence (including e-mails) with STW Limited. Please note that 'Development Enquiry' responses are only valid for 6 months from the date of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D J Hadley'.

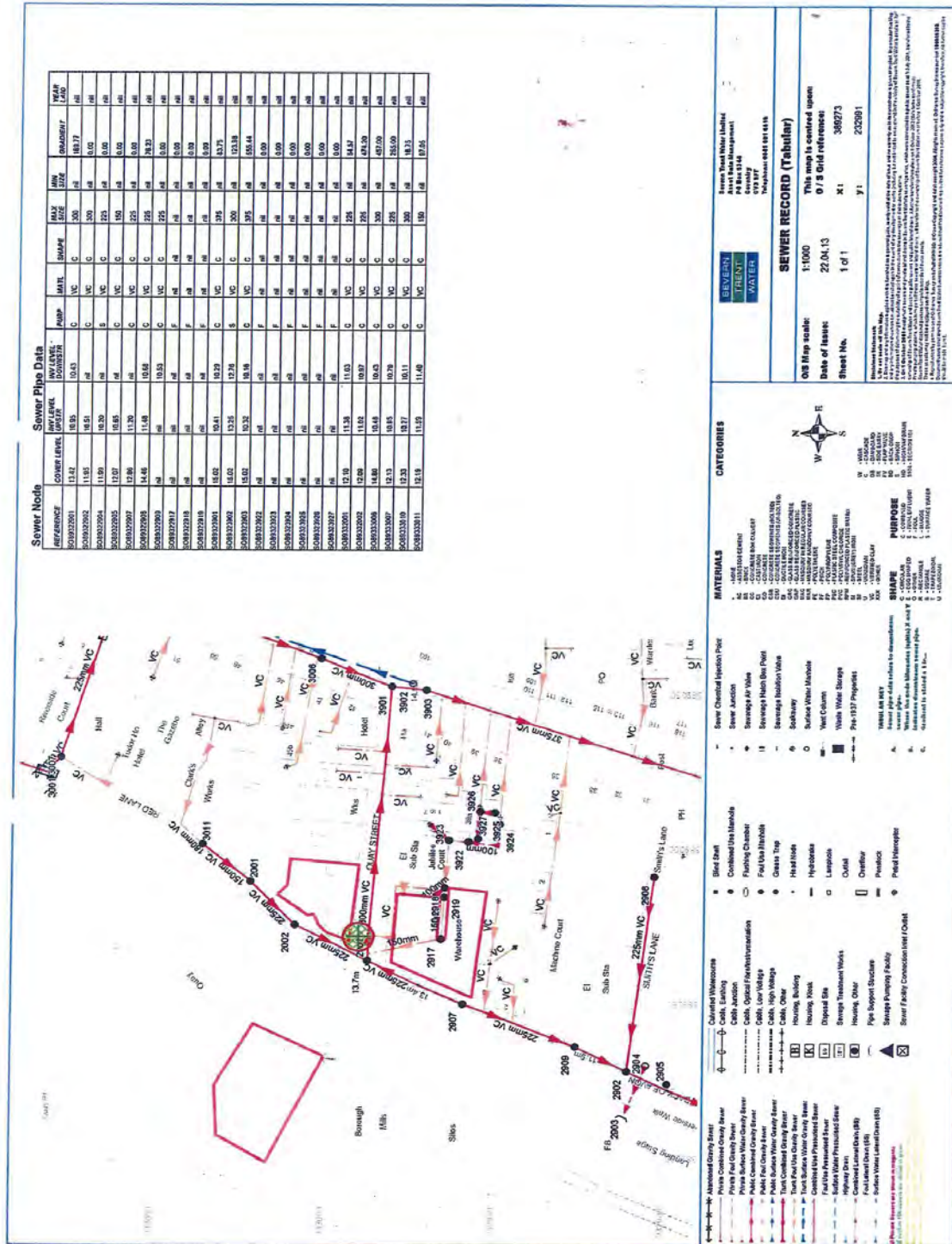
D J Hadley
Asset Protection West
Waste Water Services

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www.stwater.co.uk

RAB/1018.81/30.03.2023

Beswick Partnership Ltd, Sun Street, Tewkesbury. GL20 5NX

Healings Mill former garage building.
Quay Street, Tewkesbury



Healings Mill former garage building. Quay Street, Tewkesbury

