

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>
Sent: 21 December 2023 10:19:32
To: Planning Reps
Cc:
Subject: 3rd Party Planning Application - 23/01441/FUL

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Dartford Borough Council
Civic Centre
Home Gardens
Dartford
Kent
DA1 1DR

Our DTS Ref: 76138
Your Ref: 23/01441/FUL

21 December 2023

Dear Sir/Madam

Re: ORCHARD WEST THEATRE, LAND TO THE EAST OF, ORCHARD STREET, WEST OF HYTHE STREET, DARTFORD, KENT, DA1 1BX

Waste Comments

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. 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 he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via https://mail1.dartford.gov.uk/enduser/classify_url.html?url=5p5ZO6jFgY067P9bzN//xvm1t2FM+qjh8+9coZijfF0=. Please refer to the Wholesale; Business customers; Groundwater discharges section.

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. 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. Should you require further information please refer to our website. https://mail1.dartford.gov.uk/enduser/classify_url.html?url=grYyRRTVo3Mhoo3+jsCIkX2xif5grdiuHrb3cvTelZEGIauxObh1fUhOww7ejgTJQSuRL0LxKQH7xj4QxoHcUss2azq4db7oFFAGRICUipJVcFxMN7Mv6dYWx+pjrkt0Xn6Rz9EekfAoR5V+F1390/b2atT/H6awxM6HT3aUV+I=

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Yours faithfully
Development Planning Department

Development Planning,
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Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
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