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From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>

Sent: 05 May 2023 14:44

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: 3rd Party Planning Application - S62A/2023/0018

The Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Our DTS Ref: 70817
Your Ref: S62A/2023/0018

5 May 2023

Dear Sir/Madam

Re: LAND EAST OF PINES HILL, PINES HILL, STANSTED, ESSEX , CM24 8EY

Waste Comments

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7Csection62a%40planninginspectorate.gov.uk%7C3b0f58b4cda947d6d86b08db4d6ed998%7C5878df986f8848ab9322998ce557088d%7C0%7C0%7C638188910716144873%7CUnknwn%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAilCJQljoiv2luMzliLCJBTiI6k1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=3mOdF3lyO8JnbKf1GhqNBeAVOz5uRMA7J44dUIJxqLU%3D&reserved=0>

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

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.

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://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7Csection62a%40planninginspectorate.gov.uk%7C3b0f58b4cda947d6d86b08db4d6ed998%7C5878df986f8848ab9322998ce557088d%7C0%7C0%7C638188910716144873%7CUnkno wn%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C&sdata=YZt5pLpaBG5QJUsYvrwbA8NusvNKJxKmVa5RNiP7pQY%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

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.

Supplementary Comments

Waste: We have no objections based on the drainage strategy submitted August 2021. If the strategy has since changed we would see this a material change and would need to be re-consulted.

Yours faithfully
Development Planning Department

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