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BUILDING 807 HIGH ROAD - PLANNING CONDITION 12 RESPONSE

Printworks, Tottenham High Road

Revision: 01
Date: 04.06.26
Project reference: 6056
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1. Introduction

This design note has been prepared to discharge planning condition 12, relating to Building 807 Tottenham High Road, planning reference HGY/2024/0692 in the London Borough of Haringey (LBH).

2. Planning Condition 12

The wording of planning condition 12 is as follows:

"Prior to commencement of the development (other than demolition, below ground and building core works) an updated Flood Risk Assessment & Drainage Strategy shall be submitted to the Local Planning Authority for approval, the strategy shall include:-

i) Calculations including a Network Diagram confirming a full range of rainfall data for each return period provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change;

ii) For the calculations above, more up to date FEH rainfall datasets shall be utilised as opposed to the use of the FSR rainfall method;

iii) Details of the management and maintenance plan for the installed drainage system in perpetuity as per the above;

iv) Evidence from Thames Water confirming that the site has an agreed rate and point of discharge; and

v) Any overland flows as generated by the scheme shall be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on a plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development shall be provided.

The scheme shall only be implemented, retained, managed, and maintained in accordance with the approved details."

3. Approved Flood Risk Assessment and Drainage Strategy

This document is to be read alongside the approved Flood Risk Assessment (Document Reference: WIE20265-100-R-1-3-1-FRA) for the development, prepared by Waterman Infrastructure & Environment Limited.

The proposed design has been developed in line with the above document and is supplemented by the responses outlined below.

4. Response to item i & ii

Item (i) – *"Calculations including a Network Diagram confirming a full range of rainfall data for each return period provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change;"*

Item ii) - *"For the calculations above, more up to date FEH rainfall datasets shall be utilised as opposed to the use of the FSR rainfall method;"*

Hydraulic modelling has been undertaken for the development using the latest industry software, Infodrainage. All relevant storm durations have been modelled with a 40% allowance for climates change using the latest Flood Estimation Handbook (FEH) Dataset from 2022. Please refer to **Appendix A** of this design note for the latest Infodrainage calculations.

5. Response to item iii

Item iii - *Details of the management and maintenance plan for the installed drainage system in perpetuity as per the above;*

Please refer to **Appendix B** of this design note for the management and maintenance for installed drainage and SuDS elements within the scheme.

6. Response to item iv

Item iv – "*Evidence from Thames Water confirming that the site has an agreed rate and point of discharge"*

Please refer to **Appendix C** of this design note for the Section 106 consent letter for the development which sets out the point of connection and agreed rate.

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7. Response to item v

Item V - *Any overland flows as generated by the scheme shall be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on a plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development shall be provided.*

The entirety of the building footprint takes up the red line boundary for the site, it is therefore considered that the risk of flooding from overland flow routes is low. All building thresholds are set above the surrounding areas as indicated in Figure 1 below from the topographical survey undertaken by Glanville in January 2025.

Figure 1 - Topographical Survey indicating overland flow routes

Prepared by	Martin Lambert	Associate
Checked by	Martin Lambert	Associate
Approved by	Andy Stanford	Director

Yours Sincerely,

Martin Lambert BEng (Hons) CEng MICE
Associate

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Appendix A

Infodrainage Hydraulic Calculations

B807

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Inflows Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

CA - 01 Type : Catchment Area

Area (ha)	0.003

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

CA - 02 Type : Catchment Area

Area (ha)	0.012

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

CA - 03 Type : Catchment Area

Area (ha)	0.005

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

CA - 04 Type : Catchment Area

Area (ha)	0.001

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

CA - 05 Type : Catchment Area

Area (ha)	0.008

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

CA - 06 Type : Catchment Area

Area (ha)	0.007

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

CA - 07 Type : Catchment Area

Area (ha)	0.008

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

CA - 08 Type : Catchment Area

Area (ha)	0.009

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

CA - 09

Type : Catchment Area

Area (ha)	0.004

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project:	Date:		
807HR-WAL-ZZ-00-CA-C-3000	21/05/2025		
	Designed by:	Checked by:	Approved By:
	KS	ML	AS
Report Details:	Company Address:		
Type: Stormwater Controls Storm Phase: Phase	Walsh Associates 4 Maguire St SE1 2NQ		

BR - 01

Type : Tank

Dimensions

Exceedance Level (m)	30.000
Depth (m)	0.108
Base Level (m)	29.892
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	95
Average Slope (1:X)	0.00
Total Volume (m³)	7.798

Depth (m)	Area (m²)	Volume (m³)
0.000	76.00	0.000
0.108	76.00	7.798

Advanced

Perimeter	Circular
Length (m)	18.517

BR - 02

Type : Tank

Dimensions

Exceedance Level (m)	30.000
Depth (m)	0.108
Base Level (m)	29.892
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	100
Average Slope (1:X)	0.00
Total Volume (m³)	3.348

Depth (m)	Area (m²)	Volume (m³)
0.000	31.00	0.000
0.108	31.00	3.348

Advanced

Perimeter	Circular
Length (m)	8.210

T-01

Type : Tank

Dimensions

Exceedance Level (m)	12.400
Depth (m)	1.300
Base Level (m)	11.100
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	95
Average Slope (1:X)	0.00
Total Volume (m³)	16.822

Depth (m)	Area (m²)	Volume (m³)
0.000	22.00	0.000
0.780	22.00	16.302

Advanced

Perimeter	Circular
Length (m)	2.816

Project:	Date:		
807HR-WAL-ZZ-00-CA-C-3000	21/05/2025		
	Designed by:	Checked by:	Approved By:
	KS	ML	AS
Report Details:	Company Address:		
Type: Outfall Details Storm Phase: Phase	Walsh Associates 4 Maguire St SE1 2NQ		

Outfalls

Outfall	Outfall Type	Gated	Fixed Surcharged Level (m)	Level Curve
BR - 02	Free Discharge			
TW	Free Discharge			

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Inflows Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
CA - 01	FEH: 2 years: +0 %: 15 mins: Winter	0.00	0.5	0.237
CA - 02	FEH: 2 years: +0 %: 15 mins: Winter	0.01	2.0	0.909
CA - 03	FEH: 2 years: +0 %: 15 mins: Winter	0.01	0.9	0.399
CA - 04	FEH: 2 years: +0 %: 15 mins: Winter	0.00	0.2	0.102
CA - 05	FEH: 2 years: +0 %: 15 mins: Winter	0.01	1.3	0.597
CA - 06	FEH: 2 years: +0 %: 15 mins: Winter	0.01	1.1	0.504
CA - 07	FEH: 2 years: +0 %: 15 mins: Winter	0.01	1.3	0.588
CA - 08	FEH: 2 years: +0 %: 15 mins: Winter	0.01	1.5	0.684
CA - 09	FEH: 2 years: +0 %: 15 mins: Winter	0.00	0.7	0.306

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Inflows Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
CA - 01	FEH: 30 years: +0 %: 15 mins: Winter	0.00	1.3	0.585
CA - 02	FEH: 30 years: +0 %: 15 mins: Winter	0.01	4.9	2.265
CA - 03	FEH: 30 years: +0 %: 15 mins: Winter	0.01	2.2	0.996
CA - 04	FEH: 30 years: +0 %: 15 mins: Winter	0.00	0.6	0.258
CA - 05	FEH: 30 years: +0 %: 15 mins: Winter	0.01	3.2	1.473
CA - 06	FEH: 30 years: +0 %: 15 mins: Winter	0.01	2.7	1.254
CA - 07	FEH: 30 years: +0 %: 15 mins: Winter	0.01	3.2	1.470
CA - 08	FEH: 30 years: +0 %: 15 mins: Winter	0.01	3.7	1.698
CA - 09	FEH: 30 years: +0 %: 15 mins: Winter	0.00	1.6	0.753

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Inflows Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 100 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
CA - 01	FEH: 100 years: +0 %: 15 mins: Winter	0.00	1.6	0.759
CA - 02	FEH: 100 years: +0 %: 15 mins: Winter	0.01	6.4	2.946
CA - 03	FEH: 100 years: +0 %: 15 mins: Winter	0.01	2.8	1.299
CA - 04	FEH: 100 years: +0 %: 15 mins: Winter	0.00	0.7	0.330
CA - 05	FEH: 100 years: +0 %: 15 mins: Winter	0.01	4.1	1.917
CA - 06	FEH: 100 years: +0 %: 15 mins: Winter	0.01	3.5	1.632
CA - 07	FEH: 100 years: +0 %: 15 mins: Winter	0.01	4.1	1.905
CA - 08	FEH: 100 years: +0 %: 15 mins: Winter	0.01	4.8	2.208
CA - 09	FEH: 100 years: +0 %: 15 mins: Winter	0.00	2.1	0.978

FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
CA - 01	FEH: 100 years: +40 %: 15 mins: Winter	0.00	2.3	1.065
CA - 02	FEH: 100 years: +40 %: 15 mins: Winter	0.01	8.9	4.119
CA - 03	FEH: 100 years: +40 %: 15 mins: Winter	0.01	3.9	1.815
CA - 04	FEH: 100 years: +40 %: 15 mins: Winter	0.00	1.0	0.465
CA - 05	FEH: 100 years: +40 %: 15 mins: Winter	0.01	5.8	2.679
CA - 06	FEH: 100 years: +40 %: 15 mins: Winter	0.01	4.9	2.283
CA - 07	FEH: 100 years: +40 %: 15 mins: Winter	0.01	5.8	2.673
CA - 08	FEH: 100 years: +40 %: 15 mins: Winter	0.01	6.7	3.087
CA - 09	FEH: 100 years: +40 %: 15 mins: Winter	0.00	3.0	1.371

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Junctions Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
manhole	FEH: 2 years: +0 %: 120 mins: Winter	11.700	10.671	10.996	0.325	1.6	0.183	0.000	1.5	8.732	Surcharged
SW-IC-1	FEH: 2 years: +0 %: 15 mins: Summer	12.400	11.563	11.563	0.000	0.0	0.000	0.000	0.0	0.000	OK
TW	FEH: 2 years: +0 %: 15 mins: Summer	12.000	10.157	10.175	0.018	1.5	0.000	0.000	1.5	1.953	OK
Manhole	FEH: 2 years: +0 %: 15 mins: Winter	12.053	10.874	11.145	0.271	4.7	0.153	0.000	2.0	2.512	Surcharged
Manhole (1)	FEH: 2 years: +0 %: 15 mins: Winter	12.418	11.640	11.654	0.014	1.3	0.008	0.000	1.3	0.587	OK
Manhole (3)	FEH: 2 years: +0 %: 15 mins: Winter	12.400	11.090	11.145	0.055	0.0	0.031	0.000	0.4	0.088	OK
Manhole (4)	FEH: 2 years: +0 %: 15 mins: Winter	12.400	10.997	11.145	0.148	2.2	0.083	0.000	1.2	1.271	OK
hydrobreak	FEH: 2 years: +0 %: 15 mins: Winter	12.061	10.829	11.145	0.316	2.6	0.178	0.000	1.8	2.548	Surcharged
Manhole (2)	FEH: 2 years: +0 %: 15 mins: Winter	11.700	11.020	11.146	0.126	2.0	0.071	0.000	0.8	0.898	OK
Manhole (6)	FEH: 2 years: +0 %: 15 mins: Winter	11.700	10.874	11.146	0.272	1.7	0.153	0.000	1.6	1.106	Surcharged

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Junctions Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
manhole	FEH: 30 years: +0 %: 120 mins: Winter	11.700	10.671	11.296	0.625	1.6	0.352	0.000	1.5	18.064	Surcharged
SW-IC-1	FEH: 30 years: +0 %: 15 mins: Summer	12.400	11.563	11.563	0.000	0.0	0.000	0.000	0.0	0.000	OK
TW	FEH: 30 years: +0 %: 15 mins: Summer	12.000	10.157	10.175	0.018	1.5	0.000	0.000	1.5	2.114	OK
Manhole	FEH: 30 years: +0 %: 120 mins: Winter	12.053	10.874	11.375	0.501	4.0	0.282	0.000	1.4	19.053	Surcharged
Manhole (1)	FEH: 30 years: +0 %: 15 mins: Winter	12.418	11.640	11.662	0.022	3.2	0.012	0.000	3.1	1.468	OK
Manhole (3)	FEH: 30 years: +0 %: 120 mins: Winter	12.400	11.090	11.375	0.285	0.3	0.160	0.000	0.1	0.338	Surcharged
Manhole (4)	FEH: 30 years: +0 %: 120 mins: Winter	12.400	10.997	11.375	0.378	3.8	0.213	0.000	1.0	12.402	Surcharged
hydrobreak	FEH: 30 years: +0 %: 120 mins: Winter	12.061	10.829	11.375	0.546	2.2	0.307	0.000	1.8	18.816	Surcharged
Manhole (2)	FEH: 30 years: +0 %: 120 mins: Winter	11.700	11.020	11.375	0.355	1.5	0.200	0.000	1.3	4.410	Surcharged
Manhole (6)	FEH: 30 years: +0 %: 120 mins: Winter	11.700	10.874	11.375	0.501	2.2	0.282	0.000	2.0	6.655	Surcharged

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Junctions Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 100 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
manhole	FEH: 100 years: +0 %: 120 mins: Winter	11.700	10.671	11.456	0.785	1.6	0.442	0.000	1.5	18.466	Surcharged
SW-IC-1	FEH: 100 years: +0 %: 15 mins: Summer	12.400	11.563	11.563	0.000	0.0	0.000	0.000	0.0	0.000	OK
TW	FEH: 100 years: +0 %: 15 mins: Summer	12.000	10.157	10.175	0.018	1.5	0.000	0.000	1.5	2.138	OK
Manhole	FEH: 100 years: +0 %: 120 mins: Winter	12.053	10.874	11.549	0.675	5.6	0.380	0.000	1.2	23.185	Surcharged
Manhole (1)	FEH: 100 years: +0 %: 15 mins: Winter	12.418	11.640	11.665	0.025	4.1	0.014	0.000	4.1	1.903	OK
Manhole (3)	FEH: 100 years: +0 %: 120 mins: Winter	12.400	11.090	11.549	0.459	0.3	0.259	0.000	0.0	0.306	Surcharged
Manhole (4)	FEH: 100 years: +0 %: 120 mins: Winter	12.400	10.997	11.549	0.552	5.4	0.311	0.000	0.9	16.024	Surcharged
hydrobreak	FEH: 100 years: +0 %: 120 mins: Winter	12.061	10.829	11.549	0.720	2.6	0.405	0.000	1.8	20.272	Surcharged
Manhole (2)	FEH: 100 years: +0 %: 120 mins: Winter	11.700	11.020	11.549	0.529	2.0	0.298	0.000	1.7	5.514	Surcharged
Manhole (6)	FEH: 100 years: +0 %: 120 mins: Winter	11.700	10.874	11.549	0.675	2.9	0.380	0.000	2.6	8.288	Surcharged

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Junctions Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
manhole	FEH: 100 years: +40 %: 240 mins: Winter	11.700	10.671	11.700	1.029	1.6	0.579	0.000	1.6	39.748	Surcharged *
SW-IC-1	FEH: 100 years: +40 %: 120 mins: Winter	12.400	11.563	11.857	0.294	0.3	0.165	0.000	0.0	0.326	Surcharged
TW	FEH: 100 years: +40 %: 240 mins: Winter	12.000	10.157	10.176	0.019	1.6	0.000	0.000	1.6	39.728	OK
Manhole	FEH: 100 years: +40 %: 120 mins: Winter	12.053	10.874	11.857	0.983	8.6	0.553	0.000	1.6	32.000	Surcharged
Manhole (1)	FEH: 100 years: +40 %: 120 mins: Winter	12.418	11.640	11.857	0.217	1.8	0.122	0.000	1.8	5.303	Surcharged
Manhole (3)	FEH: 100 years: +40 %: 120 mins: Winter	12.400	11.090	11.857	0.767	0.4	0.432	0.000	0.0	0.326	Surcharged
Manhole (4)	FEH: 100 years: +40 %: 120 mins: Winter	12.400	10.997	11.857	0.860	8.2	0.484	0.000	1.0	23.227	Surcharged
hydrobreak	FEH: 100 years: +40 %: 120 mins: Winter	12.061	10.829	11.856	1.027	3.6	0.578	0.000	1.8	24.274	Flood Risk
Manhole (2)	FEH: 100 years: +40 %: 60 mins: Winter	11.700	11.020	11.700	0.680	4.2	0.383	0.000	3.5	5.706	Surcharged *
Manhole (6)	FEH: 100 years: +40 %: 60 mins: Winter	11.700	10.874	11.700	0.826	5.9	0.465	0.000	5.3	8.445	Surcharged *

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Percentage Available (%)	Status
BR - 01	FEH: 2 years: +0 %: 240 mins: Winter	29.910	29.910	0.018	0.018	0.3	1.291	0.000	0.000	0.1	1.531	83.441	OK
BR - 02	FEH: 2 years: +0 %: 30 mins: Winter	29.896	29.896	0.004	0.004	0.4	0.112	0.000	0.000	0.4	0.371	96.645	OK
T-01	FEH: 2 years: +0 %: 30 mins: Winter	11.129	11.129	0.029	0.029	1.1	0.604	0.000	0.000	0.7	0.537	96.408	OK

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Percentage Available (%)	Status
BR - 01	FEH: 30 years: +0 %: 240 mins: Winter	29.926	29.926	0.034	0.034	0.7	2.428	0.000	0.000	0.3	3.478	68.862	OK
BR - 02	FEH: 30 years: +0 %: 15 mins: Winter	29.898	29.898	0.006	0.006	1.6	0.194	0.000	0.000	1.3	0.715	94.220	OK
T-01	FEH: 30 years: +0 %: 120 mins: Winter	11.375	11.375	0.275	0.275	3.5	5.747	0.000	0.000	0.9	5.567	65.838	OK

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 100 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Percentage Available (%)	Status
BR - 01	FEH: 100 years: +0 %: 240 mins: Winter	29.935	29.935	0.043	0.043	0.9	3.122	0.000	0.000	0.4	4.686	59.968	OK
BR - 02	FEH: 100 years: +0 %: 15 mins: Winter	29.899	29.899	0.007	0.007	2.1	0.225	0.000	0.000	1.7	0.939	93.274	OK
T-01	FEH: 100 years: +0 %: 120 mins: Winter	11.549	11.549	0.449	0.449	4.8	9.390	0.000	0.000	0.8	5.473	44.178	OK

Project: 807HR-WAL-ZZ-00-CA-C-3000	Date: 21/05/2025		
	Designed by: KS	Checked by: ML	Approved By: AS
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Company Address: Walsh Associates 4 Maguire St SE1 2NQ		

FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Percentage Available (%)	Status
BR - 01	FEH: 100 years: +40 %: 240 mins: Winter	29.953	29.953	0.061	0.061	1.3	4.384	0.000	0.000	0.5	6.667	43.774	OK
BR - 02	FEH: 100 years: +40 %: 15 mins: Winter	29.901	29.901	0.009	0.009	3.0	0.272	0.000	0.000	2.5	1.331	91.867	OK
T-01	FEH: 100 years: +40 %: 120 mins: Winter	11.857	11.857	0.757	0.757	7.3	15.815	0.000	0.000	0.9	5.832	5.987	OK

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Appendix B

Drainage and SuDS Management

Drainage & SUDS Maintenance Plan
B807 Tottenham High Road

The below list is not extensive and is to be read in conjunction with any specific inspection and maintenance requirements set by product manufacturers.

Table 1 – Below Ground Drainage Maintenance Tasks

Regular Maintenance	Frequency	Responsibility
The inspection of drainage channels, gullies, and sumps in manholes. All traps should be topped up with water where unused to prevent drying out.	Monthly. More regular in warm weather.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Inspect below ground drainage components from the surface, removing obstructions and silt, as necessary. Check there is no physical damage.	6 Monthly.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Regular sweeping or blowing or pavement to remove any debris that can clog.	Monthly.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Inspection of flow control device to identify any areas that are not operating correctly and clear out and debris from chamber.	Monthly for first 3 months then every 6 months.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Inspect inlet structures such as RWP's, channel drains, headwalls and gullies removing silt, as necessary. Check for any physical damage. Check for non-functioning components e.g. non-return flaps.	Monthly.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Inspect and identify any areas of pipework that is not operating correctly, undertake remedial works if required.	Monthly for first 3 months then annually.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Maintain vegetation to designed limits within the vicinity of all below ground drainage structures and pipes.	Annually or as required.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Remove debris from catchment surface where it presents a risk to the performance of the below ground drainage system.	Monthly or as required.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Occasional Tasks	**Frequency**	**Responsibility**
Inspect drainage runs using CCTV technology and undertaking cleaning when required with a high-powered jet cleaner.	Every 6-8 Years.	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
Sweep and vacuum permeable pavement to prevent silt blockage.	As required.	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
Remove covers on inspection chambers and inspect, ensure that water is flowing freely and is unobstructed. Remove debris and silt as required.	Annually.	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
Remedial Work	**Frequency**	**Responsibility**
Monitor the effectiveness of areas of permeable paving, where water pools and does not infiltrate immediately advise Client of any remedial action required.	As required	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Remedial works to be undertaken as necessary on below ground drainage systems following observations from regular and occasional maintenance tasks.	As required	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor

Table 2 – Below Ground Geocellular Attenuation Storage Tank Maintenance Tasks

Regular Maintenance	Frequency	Responsibility
Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Remove debris from the catchment surface (where it may cause risk to performance).	Monthly.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Remove sediments from pre-treatment structures and/or internal forebays.	Annually, or as required	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Remedial Work	**Frequency**	**Responsibility**
Repair/rehabilitate inlets, outlets, overflows, and vents.	As required	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor

Inspect/check all inlets, outlets, vents, and overflows to ensure that they are in good condition and operating as designed.	Annually	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor

Table 3 – Permeable/Porous Block Paving Maintenance Tasks

Regular Maintenance	Frequency	Responsibility
Brushing and vacuuming (general sweep over whole surface).	Annually	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Occasional Tasks	**Frequency**	**Responsibility**
Stabilise and mow contributing and adjacent areas.	As required	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Removal of weeds (ideally through non-spray techniques e.g. glyphosate application).	As required	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Remedial Work	**Frequency**	**Responsibility**
Remediate and landscaping which, through vegetation maintenance or soil slip, has been raised above pavement level (min 50mm).	As required	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material.	Annually	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
Rehabilitation of surface and upper structure by remedial suction sweeping.	Every 10-15 years or as required.	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
Initial inspection.	Monthly for three months after construction.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Inspect for evidence of poor operations and/or weed growth.	Three monthly, 48hrs after large storms and in the first six months.	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Inspect silt accumulation rates (use to define brushing frequency).	Annually	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
Monitor the effectiveness of areas of permeable paving, where water pools and does not infiltrate immediately advise Client of any remedial action required.	Annually	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
Monitor inspection chambers.	Annually	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor

Table 4 –Blue Roofs Maintenance Tasks

Regular Maintenance*	Frequency	Responsibility
Inspect all components including soil substrates, vegetation, irrigation systems, membranes and roof structure for proper operation, integrity of waterproofing and structural stability	Annually and after severe storms	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Inspect soil substrate for evidence of erosion channels and identify any sediment sources	Annually and after severe storms	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Inspect drain inlets to ensure unrestricted runoff from the drainage layer to the conveyance or roof drainage system	Annually and after severe storms	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Inspect underside of roof for evidence of leakage	Annually and after severe storms	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Remove debris and litter to prevent clogging of inlet drains and interference with plant growth	Six monthly and annually or as required	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
During establishment (i.e. year one), replace dead plants as required	Monthly (but usually responsibility of	Privately Maintained by NHS Estate Management Appointed Specialist

	manufacturer)	Maintenance Contractor
Post establishment, replace dead plants as required	Annually (in autumn)	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
Occasional Tasks*	**Frequency**	**Responsibility**
Remove fallen leaves and debris from deciduous plant foliage	Six monthly or as required	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Remove nuisance and invasive vegetation, including weeds	Six monthly or as required	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Mow grasses, prune shrubs and manage other planting as required – clippings should be removed and not allowed to accumulate	Six monthly or as required	Privately Maintained by NHS Estate Management Appointed Maintenance Contractor
Remedial Work*	**Frequency**	**Responsibility**
If erosion channels are evident, these should be established with extra soil substrate similar to the original material, and sources of erosion damage should be identified and controlled	As required	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
If drain outlet has settled, cracked or moved, investigate and repair as appropriate	As required	Privately Maintained by NHS Estate Management Appointed Specialist Maintenance Contractor
***Minimum required maintenance tasks. Refer to Specialist Product Provider's Maintenance Plan for full requirements.**		

Additional Maintenance Recommendations

The above is not an exhaustive list and is a guide on the minimum expected inspection to be undertaken on the below ground drainage and sustainable drainage features. Additional or more frequent inspections can be undertaken to ensure the below ground drainage network operates appropriately and is maintained to a level suitable to accommodate the peak design flows.

For all attenuation systems, proprietary treatment systems, backflow prevention devices and pumps the above maintenance plan is to be read in conjunction with any specific inspection and maintenance requirements set by product manufacturers.

Further specific maintenance guidance for SuDS features to enable continuous operational performance is available in the CIRIA SuDS Manual (C753).

In addition to the regular, occasional and remedial maintenance tasks the following site and special circumstances shall be considered, including:

- Special inspection and immediate appraisal may be required in the event of a structural accident, fire, flooding, reported structural distress or suspected inadequacy.
- It is recommended that in situations where an expected severe storm is to hit that all gullies, drainage channels and manhole sumps are cleared of any debris material.
- Refer to the manufactures of all attenuation & rainwater harvesting systems and flow control devices for their specific inspection regime requirements for their products.
- All inspections should be carried out by the appropriate persons and they should be confined space trained if entering below ground structures such as manholes or attenuation tanks.

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Appendix C

Thames Water S106 Consent

DS reference DS6131409

developer.services@thameswater.co.uk

0800 009 3921
Monday to Friday, 8am to 5pm

thameswater.co.uk/developerservices

BURO HAPPOLD
THE FEATHERSTONE BUILDING
66 CITY ROAD
LONDON
EC1Y 2AL

26 February 2025

Notice of consent to connect to a public sewer / public lateral drain

SITE ADDRESS: 807, HIGH ROAD, LONDON, N17 8ER.

Dear Mr GURUNG,

Thank you for your application for a new sewer connection at the above address.

We are pleased to inform you that we have given our conditional consent for your proposed connection(s) to the public sewer under Section 106 of the Water Industry Act 1991.

What is this consent for?

This consent is given solely for the legal right of communication (i.e. method/mode of connection) with the public sewer, in accordance with the description in the below box.

This consent does not and cannot be used to discharge any drainage related planning conditions. Any planning conditions related to drainage should be applied to be removed to the LPA and Thames Waters Development Control team. For pre planning capacity-based enquiries or pre planning concerns regarding our network please make a Pre-Planning Enquiry application. Applications can be made on the Thames Water website.

This Consent does not give you any inferred right to enter or cross land owned by a third party and must not be used to discharge any drainage-related planning conditions. You will be responsible for obtaining any necessary licences and/or permission from the highway authority, planning authority and/or private/third-party landowners.

Inspections and Completion certificates

We'll need to inspect the work if you're connecting directly to a public sewer or relocating/altering one of our manhole chambers. Please try to give us as much notice as possible to accommodate your preferred inspection date.

Call us on 0800 009 3921 Monday to Friday, 8am – 5pm to arrange an inspection.

Please try to give us as much notice as possible to accommodate your preferred inspection date.

Call us on 0800 009 3921 Monday to Friday, 8am – 5pm to arrange an inspection.

There are a few steps to remember:

Thames Water Utilities Limited – Registered Office: Clearwater Court, Vastern Road, Reading RG1 8DB
Company number 02366661. VAT registration no GB 537-4569-15

- The work needs to be done exactly as described in the 'Consent to Connect' and as per our agreed specification
- You should be ready with all work completed to be inspected on date of inspection
- Make sure you leave the connection point open so we can fully inspect the work

If you fail to comply with any of the above at the time of inspection, e.g. the works are not complete, you are not ready, or the works do not meet the approved design specifications and fail to pass, we will charge you to come back another time. The revisit fee is £220 + VAT per visit.

Once you've passed the inspection, we'll issue a completion certificate. This confirms that your work has been completed and to the required standard.

This certificate authenticates the standards to which your connection works were carried out and does not infer adoption of your new drains or sewers. You will be responsible for repairs and maintenance of all drains including those outside your site boundary. You will need to submit an adoption agreement under section 102 or 104 of the Water Industry Act if you want us to adopt any of your drains or sewers. You can do this via https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services/Adopting-sewers-and-other-assets

Sewer Connection Quotes

If you would like us to carry out the connection works on your behalf, we will provide you a quote and deliver in accordance with the below.

Waste connection only (no pipe laying)

We will discuss the requirements with you and quote for the works required and charge in accordance with section 7 (pages 25-28) of our current fixed price charging arrangements.

lateral drain and sewer requisitions

Waste connections including pipelaying for the provision of a lateral drain (pipe serving one property or one curtilage) and/or a new sewer (pipe serving more than one property).

If there is no public sewer easily accessible to your property or your site has no means to connect your lateral drain and/or sewer due to third party land, you can requisition (formally request) Thames Water to lay these pipes as part of our public network under Section 98-101 of the Water Industry Act 1991. Please refer to section 8 (pages 29-31) of our current charging arrangements.

You can estimate the costs for these connections yourself by referring to section 7 and 8 of our current charging arrangements here.

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Our consent is subject to the conditions below:

Site	**807, HIGH ROAD, LONDON, N17 8ER.**
Description	**Direct surface water Connection (Inspection required see condition 5 for further details)** 1 x 150mm internal diameter direct surface water connection into an existing uncharted 610mm internal diameter surface water sewer located in Tottenham High Road via a core-drilled saddle in accordance with Code for Adoption sewerage. **Direct Foul water Connection (Inspection required see condition 5 for further details)** 1 x 150mm internal diameter direct foul water connection into an existing 150mm internal diameter foul water sewer located in High Road via existing manhole chamber referenced; TQ33918437 in accordance with Code for Adoption sewerage. As per drawing No. 807HR-BHE-XX-00-DR-C-3000 rev P02 Please be advised to make sure you have surveyed the sewer you are connecting to ensure it is in suitable condition for your proposed connection.

Please note that we will allow ONE amendment to be made to this consent within 12 months from date of issue. Any more than ONE amendment within this time will entail additional fees. Any amendments sought beyond this time will require a new application to be submitted.

The reference number for your application is **DS6131409;** please quote this in any future correspondence.

If you're making a connection from a basement, you'll need to ensure that you install the necessary backflow prevention devices to protect the property from internal flooding. You should assume that the local sewerage network will surcharge to local ground level. Please refer to condition 18 for more details.

If you're proposing to build within three metres of a public sewer, or within one metre of a lateral drain, you'll need to apply to us for a separate build over agreement. You can do this via thameswater.co.uk/buildover.

If you've any queries, please call our helpdesk on 0800 009 3921 (8am to 5pm, Monday to Friday) or email developer.services@thameswater.co.uk.

Yours Sincerely

Christopher Allen
Project Engineer
Developer Services – Sewer Connections Team

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Company number 02366661. VAT registration no GB 537-4569-15

Conditions of Consent

1. This consent is subject to conditions that may be imposed through the planning process.
2. An infrastructure charge will be payable as a result of connecting a property to the Public Sewerage System for the first time for domestic purposes by virtue of Section 146(2)b of the Water Industry Act 1991. We will invoice this charge separately if applicable.
3. Where the connection is to be made to a public sewer in third party land (i.e. outside your site boundary including public land), it is recommended that a demarcation chamber is constructed on the lateral drain at the property boundary, or as near to the property boundary as possible. The demarcation chamber and lateral drain will not be adopted as part of the section 106 agreement. You will need to submit an adoption agreement under section 102 or 104 of the Water Industry Act if you want us to adopt any of your private drains or sewers. You can do this via https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services/Adopting-sewers-and-other-assets
4. All materials used and standard of sewer connection works should be in accordance with Code for Adoption sewerage. Where the connection is to be constructed in plastic, please confirm the standards of materials to be used with a technical coordinator/project engineer prior to carrying out the connection. Please ensure that the specification sheet/documents for the plastic materials used are kept for review by the field engineer. Please refer to the attached Construction and Connection guide for best practice.
5. It is your responsibility to ensure that your works are inspected before the trench is backfilled. You must arrange our attendance by calling 0800 009 3921 and giving us at least ten working days' notice. If the connection cannot be inspected by a field engineer for any reason, we may request that the trench is reopened for inspection or require additional information deemed necessary for us to approve the connection. Where a connection is made via a heading/tunnelling or a field engineer cannot attend site within the agreed ten working days' notice period required, we may, in exceptional circumstances accept photographs and/or a CCTV survey report and footage subject to prior agreement with a Technical Coordinator or Project Engineer.
6. It is your responsibility to confirm the exact location, diameter, and invert levels of the public sewer prior to making the connection. You will be held liable for any misconnection (i.e. foul water discharge to a surface water sewer or surface water discharge to foul water sewer) resulting from this connection. Where you are making an indirect connection, you should carry out connectivity surveys to confirm the type of sewer your existing private drains connect to and take appropriate action to rectify if you find cross connections.
7. Connections into manholes must be made with soffits level and must enter 'with the flow'. Backdrops must be constructed outside the manhole chamber.
8. Junction connections must be made by cutting in a purpose made oblique or swept junction fitting of the same material as the public sewer, jointed using flexible couplings. Core drilled saddle connections are usually not permitted on sewers smaller than 375mm (unless otherwise approved by a Technical Coordinator/Project Engineer in writing). Where a core drilled saddle connection is approved, a flexible saddle fitting must be used to ensure that no part of the new drains protrude into the existing sewer. We do not accept clay saddles attached to the public sewer with mortar.
9. Some Infill/recessed manhole/chamber covers are permitted on adoptable drains/sewers in accordance with the attached construction and connection guide.

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10. All connections to the public sewer should be via a gravity-fed pipe. A direct connection of a rising/pumped main to the public sewer is not permitted. Where there is a proposed connection from a pump station, a break chamber should be installed at the end of the pumped main to ensure that flows into the public sewer are via gravity for a minimum of 5m

11. It is your responsibility to ensure that your appointed private drainage contractor is competent and has all relevant permits necessary to carry out the connection. You will be responsible for obtaining any easements for crossing third party land and licences from the highway authority. All requirements of the highway authority must be observed and signing, guarding and lighting will be required at all times in accordance with Chapter 8 of the Department of Transport's Traffic Signs Manual 2009.

12. Where there is a proposed discharge from a private pumping station and rising main system, it is your responsibility to design the system to ensure acceptable discharge levels of hydrogen sulphide (H2S), this can be achieved by ensuring that all effluent is cycled through the pumping station and rising main within a maximum of six hours to prevent septicity. Where necessary, preventative measures to ensure H2S cannot build up to dangerous levels in the system should be installed. You will be responsible for the ongoing maintenance and monitoring of the private system. Hydrogen sulphide is a major public health risk and causes serious damage to the receiving sewerage network which may result in a third party damage claim against you under Section 111 of the Water Industry Act 1991.

13. Under no circumstances should foul water be discharged into the surface water sewerage system. Surface water drainage must not discharge to the foul sewerage system unless otherwise stated in the description above. If you want to discharge surface water directly to a soakaway or to a watercourse, then you will need to obtain the consent of the Environment Agency or the Lead Local Flood Authority.

14. All proposed discharge of surface water flows must be in accordance with the site's drainage strategy as approved by planning application, which should specify the final discharge rates and volumes. Sites proposing to discharge surface water flows with no planning requirement must connect into the nearest surface water sewer unless otherwise agreed by Thames Water.

15. Only the connections detailed in the enclosed notice are approved by Thames Water. No other works affecting the public sewerage system may be carried out without Thames Water's written consent.

16. Confined space entry procedures must be observed when breaking into the existing public sewerage system.

17. Where the developer/owner/occupier proposes to discharge trade effluent into the public sewer, a trade effluent consent will be required. Trade effluent can be best described as anything other than domestic sewage (toilet, bath or sink waste) or uncontaminated surface water and roof drainage (rainwater). For enquiries and application forms contact your Retailer or visit the Thames Water website at https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent

18. For low-lying sites (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connection connects to the public sewer) care should be taken to ensure that the property is not at increased risk of flooding. For more information on how to protect your property (s) from internal flooding please refer to Building Regs Part H1 (Surcharging of drains, conditions 2.8, 2.9.2.11 & 2.12).

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Hazard information
Third-party connection to sewers

Anyone wishing to connect their property to a Thames Water sewer must comply with the requirements of Section 106 of the Water Act 1991, as amended.

Significant Hazards

We strongly recommend that before carrying out work to connect to our sewers, you consider the following significant hazards:

- Oxygen deficiency
- Toxic gases, fumes or vapours
- Explosion (methane, petrol)
- Flooding
- Physical injury (slips, trips, falls)
- Infections from sewage (Weils disease)

Confined spaces

Particular care must be taken before entering or working in confined spaces. A confined space is defined as any place in which, by virtue of its enclosed nature, there arises a foreseeable specified risk. A specified risk is a risk of any of the following:

- Serious injury from a fire or explosion
- Loss of consciousness due to an increase in body temperature
- Loss of consciousness or asphyxiation arising from gases or the lack of oxygen
- Drowning arising from an increase in the level of a liquid

In addition:

- When detailing the private drainage, you should assume that the public sewer might occasionally surcharge up to ground level, and particular care is needed where development is proposed in low lying areas.
- Before entering any Thames Water asset a competent person must carry out an assessment to determine the need for entry and a safe system of work to be applied.
- Children and young persons must not enter the workspace.
- After the sewer connection work, it is important to wash before eating, smoking or treating cuts and abrasions. It is also important to avoid infection by maintaining strict personal hygiene and effective care of cuts and abrasions.

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