

Direct Line: 0191 419 6731
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Your Ref: R/2020/0371/SCP

12th August 2020

Dear Sir/Madam,

Application details – SOUTH BANK WHARF

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

Having assessed the proposed development against the context outlined above we have the following comments to make:

At this early stage, the application does not provide sufficient information with regard to the management of foul and surface water from the development for Northumbrian Water to assess our capacity to treat the flows from the development.

The Developer should develop their Surface Water Drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely:-

- Soakaway
- Watercourse, and finally
- Sewer

We recommend that the developer contact Northumbrian Water to agree allowable discharge rates and points into the public sewer network. This can be done by submitting a pre-planning enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/services/developers/developer-sewerage-services/pre-planning-enquiries/> or telephone 0191 419 6559.

For information only

We can inform you that a number of assets cross the boundary of the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus. We will work with the developer to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. We include this informative so that awareness is given to the presence of assets on site. For further information is available at <https://www.nwl.co.uk/services/developers/>

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

Carrie Taylor
Developer Services