

Direct Line: 0191 419 6731  
E-mail: carrie.taylor@nwl.co.uk  
Your Ref: R/2021/0432/FFM

5<sup>th</sup> October 2021

Dear Sir/Madam,

**Application details – FORMER REDCAR STEELWORKS (TEESWORKS) LAND BETWEEN TEES DOCK ROAD AND A1085 TRUNK ROAD LACKENBY**

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 Northumbrian Water have the following comments to make:

We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted documents entitled "Water Treatment Prairie Excavations", "TSWK-STDC-LAC-ZZ-DR-C-0018" and "Flood Risk Assessment & Drainage Strategy". In these documents it states the surface water flows shall be conveyed from the soil treatment area by tanker to a water treatment plant. The surface water flows shall be processed and treated before ultimately being pumped to the public combined sewer network at manhole 7902. The surface water discharge rate to the public sewerage network shall not exceed 10l/sec, as agreed by the Trade Effluent consent, only 5l/sec of this restriction shall be accounted for by this development.

We would therefore request that the following condition be attached to any planning approval, so that the development is implemented in accordance with this document:

**CONDITION:** Development shall be implemented in line with the drainage scheme contained within the submitted documents entitled "Water Treatment Prairie Excavations", "TSWK-STDC-LAC-ZZ-DR-C-0018" and "Flood Risk Assessment & Drainage Strategy". The drainage scheme shall ensure that surface water discharges to the combined sewer at manhole 7902. The surface water discharge rate shall not exceed the available capacity of 10 l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

**REASON:** To prevent the increased risk of flooding from any sources in accordance with the NPPF.

It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate and volume may be lower

than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards. Our comments simply reflect the ability of our network to accept flows if sewer connection is the only option. They are not part of any approval process for determining whether the proposed drainage layouts / design put forward at the planning stage satisfies the adoption criteria as set out in the Code for Sewer Adoption (sewer sector guidance). It is important for developers to understand that discussions need to take place with Northumbrian Water prior to seeking planning permission where it is their intention to offer SuDS features for adoption.

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