

From: [Developer Services Planning](#)
To: [Planning \(Isles of Scilly\)](#)
Subject: HS 171122 TR25 0QW P/22/078/FUL
Date: 17 November 2022 10:54:39
Attachments: [image001.png](#)
[HS 171122 TR25 0QW Lower Town Quay IoS - water all.pdf](#)
[HS 171122 TR25 0QW Lower Town Quay IoS - water.pdf](#)

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Dear Liv,

Proposal: Lower Town Quay Lower Town St Martin's Isles Of Scilly Application to construct a removable slipway at the south westend of St Martins, at Lower Town with an associated erosion protection surface and dune stabilisation works (EIA Development) (Major Development)

Location: Lower Town Beach, St Martin's, Isles of Scilly, TR25 0QW

-
Our ref HS 171122 TR25 0QW
Your ref: P/22/078/FUL

Please find below SWW response in relation to this planning application.

As there will be no waste or clean connections to the public networks SWW have no comments to make.

We note that the surface water will discharge to an existing watercourse, as this is not coming back to the public network SWW have no comments to make.

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

Asset Protection

Please find enclosed a plan showing the approximate location of a 50mm public water main in the vicinity. Please note that no development will be permitted within 3 metres of the water main, and ground cover should not be substantially altered.

Should the development encroach on the 3 metre easement, the water main will need to be diverted at the expense of the applicant. The applicant/agent is advised to contact the Developer Services Planning Team to discuss the matter further.

If further assistance is required to establish the exact location of the water main, the applicant/agent should call our Services helpline on 0344 346 2020.

Clean Potable Water

As there is no planned connection to the public water network SWW have no comment to make.

Foul Sewerage Services

As there is no planned connection to the public foul network SWW have no comment to make.

Surface Water Services

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Discharge into the ground (infiltration); or where not reasonably practicable,
2. Discharge to a surface waterbody; or where not reasonably practicable,
3. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
4. Discharge to a combined sewer.(Subject to Sewerage Undertaker carrying out capacity evaluation)

- Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into a surface water body is acceptable and meets with the Run-off Destination Hierarchy.

As part of South West Water's strategy to improve the drinking water and waste water infrastructure on the islands an investment programme has been developed which will be focused on achieving a reliable wastewater service including being able to cope with extreme conditions, protecting the environment and providing long term benefits to the community with the Company committed to support the necessary improvements in water and wastewater services on the islands so that services are in line with standards on mainland UK by 2025 or 2030 in the case of Tresco. This includes the ability to provide new water and sewer connections to the network and therefore it is recommended that the applicant liaises directly with the Company to discuss the potential of connections to public assets.

I trust this clarifies the water and drainage material planning considerations for your LPA, however, if you have any questions or queries, please contact me either on direct line: 01392 443616.

Alternatively, you can contact the Pre Development Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk.

Please quote reference number HS 171122 TR25 0QW in all communications and correspondence

Thanks
Helen



Helen Steed (she/her)
Pre Development Lead

01392 443616
01392 442836

Peninsula House, Rydon Lane, Exeter EX2 7HR
southwestwater.co.uk



Struplot

SV9116SE Centred on 91662 mE 16196 mN Scale 1:1000 Printed 17/11/2022 10:31

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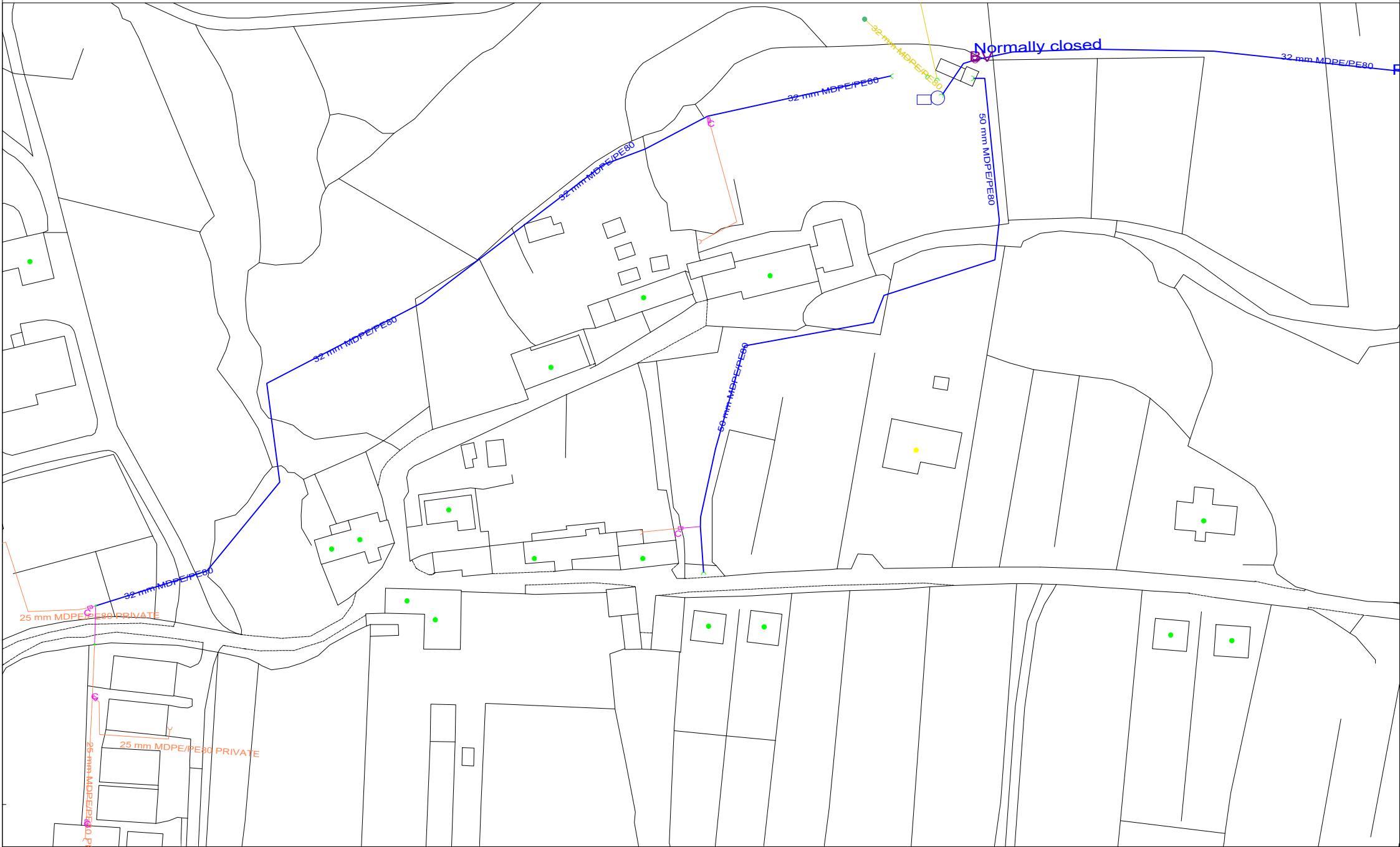
It should be noted that not all mains, service pipes and other apparatus of the Company in the area of the plan are shown. Reproduced from the Ordnance Survey's maps with the permission of the Controller of Her Majesty's Stationery Office.

LEGEND

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| WASHOUT | SLUICE VALVE OPEN (CW) | MAINS METER (OPTIONAL READOUT) | HATCHBOX | DISTRIBUTION |
| HYDRANT | SLUICE VALVE CLOSED (CW) | PRESSURE REDUCING VALVE | STOP COCK | COMMUNICATION |
| WASHOUT / HYDRANT | SLUICE VALVE OPEN (AC) | PRESSURE SUSTAINING VALVE | END CAP | TRUNK |
| AIR VALVE (SINGLE) | SLUICE VALVE CLOSED (AC) | INLET / OUTLET | INLET / OUTLET | UNTREATED |
| AIR VALVE (DOUBLE) | EBCO | NON RETURN VALVE / REFLUX | STRAINER | PRIVATE |
| | CUSTOMER METER | PRESSURE RELIEF VALVE | PUMP | ABANDONED |

South West Water Ltd

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Struplot

SV9116SE Centred on 91525 mE 16148 mN Scale 1:2518 Printed 17/11/2022 10:33

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