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From: Pearce, Helen
Sent: 03 September 2015 09:47
To: Planning
Subject: Tregarthens Planning Application - Water & Sewerage Services response

Application for the redevelopment of Tregarthens Hotel

On review of the design and access statement of the above application, the Infrastructure team note that the only areas of sustainability addressed are with regards to sustainable energy – however, waste & recycling, water and sewerage management are also fundamental to ensuring sustainability on the islands. A waste management plan has been referred to within the design and access statement and the waste & recycling team have submitted a separate response to this section of the application.

The response from Water & Sewerage services follows:

Tregarthens Hotel is currently connected to the public mains water and sewerage networks. The proposed design of the redevelopment allows for more than 20 new bed spaces and therefore there will be a greater burden on the water & sewerage infrastructure.

Sewerage

The Sewerage Services team are concerned about the potential impact on the deteriorating and ageing sewerage infrastructure which is known as the 'Mermaid Run'. Tregarthens is at the start of this run which travels under the Mermaid Inn and along the sea wall to the Atlantic slip (where the over flow point for the whole of the town is located) and onto join the sewerage line in the main street. Remedial works to this section of the sewerage system were undertaken 2/3yrs ago because of collapsed pipework, and it is considered very likely that further remedial works will need to be undertaken in the future. The anticipated increase in volume of foul water as a result of the redevelopment would only cause further problems in regards to blockages and backups, not only in that area but it could also have an impact on the main street backing up to the over flow chamber on the Atlantic slip. If this was to happen with an increase in foul water using the system it would end up discharging raw sewerage out into the harbour. We therefore request that an impact analysis of the proposed redevelopment is undertaken and that the design is amended to include measures to either improve the current sewerage system or reduce the volume of effluent discharged into the mains sewerage system.

Water

The public water supply on St Marys is already under increasing pressure to meet demand at peak consumption periods. With the recent redevelopment of the quay, there has already been an increased demand for the supply of drinking water in that section of the public mains supply to which Tregarthens Hotel is connected. The Water Services team therefore request that the design is amended to include a sustainable water system, which ensures that all possible water saving and harvesting features are included so that demand on the public supply is not increased, and if possible decreased, as a result of the redevelopment. This should include grey water recycling systems, rain water harvesting and water saving fixtures, fittings, appliances and devices throughout the hotel and not only for the new elements. Water recycling features that are integrated into the design will also reduce the amount of effluent discharged.