

**From:** Pearce,Helen

**Sent:** 25 September 2015 16:40

**To:** Planning

**Cc:** Williams,Eddie; Williams,Rebecca

**Subject:** Men-A-Vaur Planning Application - Water & Sewerage Services response

Planning Application(s) for Men-a-Vaur – Waste & Recycling and Water & Sewerage Services Response

### **Application for the redevelopment of Men-A-Vaur**

On review of the design and access statement of the above applications, the Infrastructure team note that the only areas of sustainability addressed are with regards to energy efficiency– however, waste & recycling, water and sewerage management are also fundamental to ensuring sustainability on the islands.

The increase in water consumption and sewerage discharged as a result of this development have not been addressed in the design.

The property is currently connected to the public mains water and sewerage networks. The proposed applications appears to allow for approximately 30 more occupants at the property and therefore there will be a greater burden on the water & sewerage infrastructure.

### **Sewerage**

The property is on the mains sewerage run from the hospital which goes through the entrance to Branksea Close, to the rear of the property and onto and down Rams valley to the pumping station at the back of the Bishop and Wolf. The drains in this section of the network are made up of a combination of pipe sizes and types, the worst being pitch fibre which increasingly requires remediation and repair. It is considered that this section of the network is now at capacity and as a result of this;

- All eight properties in Branksea Close have had problems with sewerage backing up and overflowing into their gardens. The worst section is ‘down-stream’ of Men-A-Vaur: the pipe work is 4” at Rosevean, Gorregan and Godolphin flats and it has ‘backed up’ and flooded the outside area of these properties on numerous occasions in the past. Furthermore, there is difficulty accessing these properties to both clear the blockage and also clean-up and disinfect the area; and
- The Mains continue through to Rams Valley entering at Apple Tree Cottage (this is where the properties at the top half of Rams Valley now join into the system) where it regularly blocks due to intensive and high volumes of use. This results in the discharge of effluent over several the gardens of several properties. Again, access issues present a problem when attempting to clean-up/disinfect.

The increase in volume of foul and grey water would only cause further problems with regards blockages and backups in the area with yet more over topping of manholes into gardens and yards should yet more pressure be placed on the already overworked and ageing sewerage infrastructure in the area. Any development in this area would need to

ensure that the impact of a development either reduced or maintained the current volumes of foul or grey water discharged.

## **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.

## **Waste Management**

The Council's Waste and Recycling Business Unit would require sight of a fully detailed Site Waste Management Plan (SWMP) as part of the site's development to ensure that material is recycled or disposed of at appropriate facilities. I can recommended that the applicant uses WRAP Guidelines on producing Waste Management Plans (<http://www.wrap.org.uk/content/good-and-best-practice-use-site-waste-management-plans>)

Tools to support SWMP:

- Video Tutorials <http://www.wrap.org.uk/content/site-waste-management-plan-tools-video-tutorials>
- SWMP Template workbook <http://www.wrap.org.uk/sites/files/wrap/SWMP%20Template%20workbook%20v41.pdf>

A waste management plan has not been referred to within the design and access statements for either property. How waste arising from the conversion of the original property and new developments is managed should be considered and adequately planned for. A full site waste management plan should be developed in order to limit the amount of waste created and maximise the amount of reuse that is possible. The applicant should also note that, at the time of writing, the Council's waste management site at Porthmellon is unable to accept construction and demolition waste. Notwithstanding this it is unlikely that the Council would be able to accept waste material of this type and quantity (depending on the details of the SWMP) at the Porthmellon Waste Management Site. If disposal is required, an alternative (possibly mainland) disposal route would need to be sought by the applicant as part of a SWMP.