

[REDACTED]

From: [REDACTED]
Sent: 28 May 2020 10:10
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Request for Information
Attachments: Extract 1795 map of St Helier.JPG; 20200527 Ann Street Brewery & Mayfair Hotel sites for EIA comment.pdf

Good morning [REDACTED]

Thank you for your enquiry for these two sites in the town of St Helier to which we have already advised the developer and instructed them with preliminary information.

The sites lie in an alluvium basin at the foot of the eastern high ground surrounding St Helier that, before urban development, accepted fluvial/pluvial flows from the second largest catchment in the island to the north and smaller run-off areas to the east. Running through both the sites is the route of the original town brook, Le Grand Douet, which has now had the surface water catchment diverted upstream, and is a public foul sewer also draining localised run-off. Similarly, the second town brook, Le Faux Bie, is situated 200 metres to the west.

Development of the town of St Helier in the mid 1800's resulted in a large scale construction of Victorian brick sewers that drained combined flows to the foreshore then located at approx. 1km to the south-west. The brick sewers are still evident and in use in St Saviour's Road to the east, Simon Place to the north and Charles Street to the south-west. We believe, that the town brooks were culverted at a similar time as the construction of these sewers. The brick sewers were constructed to ensure storage capacity when gravity flows to sea were unable drain due to the twice daily tidal conditions. Jersey has a tidal range of approx. 12 metres(40'). Subsequent sewer reconstruction over the last 70 years has seen foul water redirected to a sewage treatment works located 2.5km to the north-west and the partial replacement of the combined sewer system with separated foul and surface water sewers in Ann Street.

We have no record of fluvial flooding as this would pre-date our records but it should be realised that this area was once a marsh as evidenced by the extract from a 1795 map of the island.

In regard to pluvial flooding, this has occurred more recently in Charles Street and areas to the south-west but these have now been greatly relieved by further separation and the construction of the Ann Court surface water shaft in 2015 that drains via a 20 metre deep large diameter tunnel to a pumped output to the foreshore at Elizabeth Harbour, 1.7km to the south-west.

Tidal flooding for this area is not considered a risk due to the distance and elevation from the foreshore.

It is our requirement that all surface water that cannot be disposed of within each of the sites is drained to the Ann Court shaft that has the designed capacity, thus mitigating any surface water flooding. The developer(s) of the sites will be responsible for the design, construction and finance of new surface water sewer infrastructure as well as that of upgrading and/or the redirection of the existing foul water system if required.

Please find attached an A1 extract from our records bounded by Simon Place to the north, St Saviour's Road to the east and Brooklyn Street and Charles Street to the south. On the left of the extract, in blue, is the Ann Court shaft.

If you require any further information or clarification of the above and attached then please feel free to contact me. Keep safe and well.

Regards

[REDACTED]

[REDACTED]

Manager – Technical Records

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From: [REDACTED]@stantec.com>
Sent: 27 May 2020 11:35
To: [REDACTED]@gov.je>
Cc: [REDACTED]@stantec.com>
Subject: Request for Information

Dear [REDACTED]

Hopefully you can be of assistance. Stantec have been commissioned to undertake an Environmental Impact Assessment including flood risk and drainage statements for a site at Ann Street within St Helier, Jersey. In addition, we are looking into the flood risk and drainage of a secondary site, Mayfair Hotel, which sits along the southern boundary of the Ann Street site. The sites are shown in the attached location plans.

The proposals put forward for the redevelopment of the land at Ann Street and Mayfair Hotel suggest that the impermeable area will at least remain the same, with the possibility of being reduced. Based on the currently available information, it is assumed that the site currently drains freely to a public surface water sewer. We would be grateful for any information available on the surface water network both within and near the site as available, including pipe locations if possible.

In order to inform the Flood Risk element of the EIA it would be useful to have any information on fluvial, tidal and surface water flood risk within and nearby the sites.

We look forward to your reply at your earliest convenience. Meanwhile, if you have any queries, please do not hesitate to get in touch using the contact details below.

Kind Regards,

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Graduate Engineer
[Taunton](#)

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[REDACTED]



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