

Reference: P/2017/0805

29/01/2018

Response Type: No Objection

Retreat Farm, La Rue des Varvots, St. Lawrence

Further to our comment submission of 20th July 2017 we would wish to add the following;

The Department has now completed investigation work into both the public and private foul water drainage that discharges to our pumping station on Rue des Varvots. This has identified a number of issues with both the public and private drainage whereby ground and surface waters are entering the system causing surcharging of the station on high levels of rainfall. The Department will now initialise a programme of works to eradicate this excess of clean water making the station more able to take extra flow of foul water. It should be pointed out that although we have no objection to this proposed single property connecting to the foul sewer in Rue des Varvots, the proposed larger development of the site of self-catering units will require foul water drainage to be pumped to the St Mary's Village foul water system.

Our previous comments for this application were and still are;

There is a public foul sewer available in La Rue des Varvots that has the capacity for the drainage from a single domestic dwelling. Any new connection to the public sewer will be provided at cost upon application. It should be noted that the public foul water pumping station located on La Rue des Varvots to the east of this proposed site has reached its design capacity and will require upgrading funded by the developer, if further development of the Retreat Farm/Tamba Park site is proposed.

It is noted that in the absence of a public surface water sewer run-off from the dwelling will be directed to soakaway and this must include all hard paved areas in that part of the proposal.

In regard to the new car park area, no run-off from this area of the proposal must enter the public highway as the main road to the north-west already floods on high rainfall events. A drainage scheme directing surface water back into the site must be in place on, or near, to the junction of the car park and main road. Details for the drainage of the car park area will require to be submitted for approval from DfI Drainage before further comment can be made and on that basis we will defer the application awaiting further details.