

Maldon District Council
Planning Department
Princes Road
Maldon
Essex
CM9 5DL

Our ref: AE/2007/102663/01-L01

Your ref: FUL/MAL/07/00667

Date: 10 July 2007



FAO: Chris Purvis

Dear Sir

**CHANGE OF USE OF CAR PARKING SPACES TO HAND CAR VALETING
OPERATION INCLUDING SITING OF CABIN TO HOUSE FULL WATER
RECYCLING SYSTEM, CANOPY AND ASSOCIATED ENABLING WORKS CAR
PARK TESCO'S STORES LTD FULLBRIDGE MALDON**

Thank you for your consultation received on 27th June 2007. We have inspected the application, as submitted, and have the following comments to make:

Pollution Control

The application, as submitted, does not sufficiently consider pollution control. The pollution of ground water and/or surface water is an offence under the Water Resources Act 1991. Therefore we recommend that the following **CONDITION** is appended to any approval granted:

CONDITION

Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to, and agreed in writing with, the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

REASON

To ensure a satisfactory method of pollution control.

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
End



Supplementary Information

- 1) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor. All washdown and disinfectant waters shall be discharged to the foul sewer. Any detergents entering oil separators may render them ineffective.
- 2) All cleaning and washing operations should be carried out in designated areas isolated from the surface water system and draining to the foul sewer (with the approval of the sewerage undertaker). The area should be clearly marked and a kerb surround is recommended.
- 3) Vehicles' loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.
- 4) No foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam-cleaning effluent, shall be discharged to the surface water drainage system.
- 5) Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
- 6) Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses should be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework should be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway. The installation must, where relevant, comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 and as amended 1997.
- 7) All drums and small containers used for oil and other chemicals shall be stored in bunded areas that do not drain to any watercourse, surface water sewer or soakaway.
- 8) Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution. Site occupiers intending to purchase or install pollutant secondary containment (bunding) should ensure that the materials are not vulnerable to premature structural failure in the event of a fire in the vicinity.
- 9) The water recycling system will be operated with due diligence and all car wash effluent contained therein.
- 10) The surface water gulleys/drains in the area of the car park concerned should either be sealed or otherwise isolated from the car washing activities to prevent the ingress of carwash water, unless they are connected to the public foul sewer (with the permission of the sewerage undertaker).

The Environment Agency has issued a series of Pollution Prevention Guidelines (PPG) and the following, which are enclosed, should assist you. PPG:- 13 (Although this version is currently being revised to include car washing activities in particular. This new version is expected to be available in July. Please check our website <http://www.netregs.gov.uk/netregs/resources/278006/277807/?lang=e>).

End

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RECEIVED
16 JUL 2007

Flood Risk

The proposed site is in Flood Zone 3, the high risk zone, as defined by table D1 in PPS25 and illustrated by our Flood Zone maps. Due to the nature of this proposal a