

COMMUNITY AND SOCIAL AFFAIRS COMMITTEE

23 JANUARY 2018

REPORT OF DIRECTOR OF CORPORATE SERVICES

UPDATE ON PUBLIC CONVENIENCE RE-DEVELOPMENT

1.0 PURPOSE OF REPORT

- 1.1 To apprise Members of the latest position in relation to the re-development of the public conveniences located on Wilton Road and St Marys Way.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that members approve the new location for the Wilton Road public conveniences and approve the submission of a revised planning application.

3.0 BACKGROUND

- 3.1 Members have previously approved the re-development of the public conveniences located on Wilton Road and St Marys Way.
- 3.2 In relation to Wilton Road, at the time of drafting the specification and tendering the works, the exact routing of the foul drains was unknown and so contractors were asked to provide a cost to run a sewerage pipe to the edge of the pavement adjacent to the new location of the public convenience.
- 3.3 Works were due to begin on December 4th, but were delayed as a result of a very restrictive licence granted by LCC to excavate Wilton Road, which would allow for the connection of the new convenience to the main sewer which runs down the opposite side of Wilton Road.
- 3.4 As a consequence, it was considered prudent to find an alternative to installing a new sewerage pipe across Wilton Road.

The existing public convenience located on Wilton Road connects to the main sewerage pipe, and it made sense to tee into this pipe. However, the distance from the proposed location of the new public convenience to this pipe is so great and the depth of the pipework below ground so shallow, that it would not be possible to achieve the fall on the new pipe required to drain effectively.

By moving the location of the new public convenience from the right hand side of the planter on Wilton Road (as seen from the road side) to the left hand side of the planter, the drainage run is shortened, allowing the correct fall on the sewer pipe to be achieved- refer to the plan showing the revised location.

POLICY AND CORPORATE IMPLICATIONS

4.1 None.

5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

5.1 The revised location of the public convenience on Wilton Road will result in a new planning application at nominal cost, and a delay of approximately eight weeks.

5.2 The costs of draining to the existing public convenience instead of across Wilton Road are considered to be cost neutral.

5.3 Both public conveniences are to be constructed at the same time. As such, the delay of eight weeks will not result in additional preliminary costs or other claim from the contractor.

6.0 LEGAL IMPLICATIONS/POWERS

6.1 None.

7.0 COMMUNITY SAFETY

7.1 No Direct Community Safety Issues arising from this report.

8.0 EQUALITIES

8.1 A full Equalities Impact Assessment has already been undertaken.

9.0 RISKS

L I K E L I H O O D	A	Very High				
	B	High				
	C	Significant				
	D	Low		1		
	E	Very Low				
	F	Almost Impossible				
			Negligible 1	Marginal 2	Critical 3	Catastrophic 4

IMPACT

Risk No	Risk Description
1	Cost increase as a result of the changed plans

10.0 **CLIMATE CHANGE**

10.1 No direct climate change implications have been identified in this report.

11.0 **CONSULTATION**

11.1 This report follows consultation with LCC Highways and Melton Borough Councils planning Department, who consider the revised planning application to be pragmatic and without issue.

12.0 **WARDS AFFECTED**

12.1 All wards are affected.

Contact Officer: C Damri
Date: 09.01.2018
Appendices: Appendix A – Plan
Background Papers: None
Reference: