Due to the scale of the works proposed at Beckton STW Extension, and unique construction challenges posed by the construction of the Lee Tunnel, the detailed design development of the project continued following the grant of planning permission to facilitate successful implementation of the projects. As a result, a number of changes were required to the planning permission to facilitate successful implementation of the landmark civil engineering project.

However, as the project was EIA Development it was necessary to ensure that any changes to the consented development would not change the EIA assessment undertaken and the conclusions reached.

Adams Hendry continued to work closely with the project team to discharge conditions and secure approval for scheme amendments as construction progressed to facilitate successful implementation of this landmark project.

**Purpose of the project**

The Lee Tunnel and Beckton Sewage Treatment Works (STW) Extension forms part of the Thames Tideway improvements to reduce pollution levels in the River Thames and its tributaries. Now operational, the Lee Tunnel improves water quality in the River Thames by intercepting the combined sewer discharges at Abbey Mills Pumping Station, and transferring flows in the Lee Tunnel to Beckton STW where they will be treated.

**Description of the project**

Adams Hendry secured planning permission for the Lee Tunnel and Beckton STW Extension behalf of Thames Water. The STW serves a Population Equivalent of 3.5 million and is the largest STW in Europe. The Lee Tunnel is 6.9km long, 8.7m internal diameter, and is London’s deepest tunnel.
Lessons learnt

Adams Hendry used their in-depth knowledge of wastewater planning and development to discharge conditions and secure approval for scheme amendments as the construction progressed.

As the project was EIA Development it was necessary to ensure that any changes to the consented development would not change the EIA assessment undertaken and the conclusions reached.

We worked closely with the project team to develop their knowledge of EIA requirements and the parameters within which the development was required to be implemented and how any potential changes to the scheme would need to be considered through the planning system.

The key lessons are:
• Ensuring EIA parameters take account, where possible, of the potential for subsequent variations in scheme design.
• The need for a clear understanding across the project team of the EIA and documents underpinning the planning permission.

Lessons learnt cont. -

• The need to develop a clear method for identifying if any changes to the development will require additional assessment or result in changes to the conclusions of the EIA.
• Clear lines of communication throughout detailed design development of the project can ensure that changes that require consent planning consent can be identified at an early stage and built into the programme.

Early consideration of EIA and planning implications of continued design development allows the project team to make informed decisions and has enabled the successful implementation of a landmark civil engineering project on schedule to meet regulatory deadlines.

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