

Proposed public sewer protection details.

Condition 9 of planning permission reference APP/ 20/00122

Point View, 10 Western Parade, Emsworth, PO10 7HS

**Demolition of existing dwelling and construction of a
replacement 1 No. 3 bed detached dwelling to
incorporate an existing outbuilding with modifications,
with balcony to the front elevation (Revision to APP/
19/00421).**

Condition 9 of the above application states:

Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer to the rear of the site during the course of demolition and construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The existing 225mm foul sewer at the rear of the application site is to be retained as part of the proposals. The proposed dwelling will be sited over this sewer.

Matters relating to building on, over or near to a sewer is a matter controlled through the building regulations approval process. A survey of the sewer has been undertaken with an area of sewer to be replaced due to poor condition is highlighted on plan J007-EL-101 Engineering Layout.

With regard to protection of the sewer during demolition and construction, the engineering plan shows the exact location of the sewer to ensure that all contractors are aware of its position.

During demolition the length of the sewer will be clearly marked out on site to ensure no demolition machinery will site over the sewer. Demolition will be carried out away from the sewer to ensure any building materials do not fall towards the sewer.

The demarkation of the sewer will remain through the duration of the development to ensure construction activities are appropriate to be carried out close to the sewer and the area is not used for storage.

