

Public Sewer Protection & Connection Statement

Site: Land to Rear of 32 Avondale Road
Planning Application Ref: APP/23/00728
Condition 7 – Sewer Protection

The public foul sewer runs to the rear of the site as shown on the attached plan (Appendix A). Latest Southern Water sewer record drawings and a site survey confirm its alignment, depth, and manhole positions.

The proposed development is set back more than 3 meters from the sewer alignment, as shown in Appendix A also.

Exclusion Zone

A 3m protection buffer zone has been established either side of the sewer.

No excavation, foundations, or ground loading will take place within this buffer zone, except for works directly related to the foul connection at the existing manhole and for the block paving driveway to be laid.

The zone will be fenced and marked on site to prevent access by heavy vehicles / plant or storage of materials.

Connection Works

The new foul drainage from the development will connect into the existing manhole on the public sewer at the rear of the site, which was installed as part of the original construction works for No. 34 & 36 Avondale Road.

All connection works will be carried out in accordance with:

Southern Water's "Connecting to a Public Sewer" requirements, and an approved Section 106 Sewer Connection Agreement. Only suitably qualified and accredited contractors will undertake the works. The manhole will always remain accessible before, during, and after the connection.

Protection During Construction

No construction traffic, heavy plant, or storage of materials will be permitted within the 3m buffer zone.

Protective fencing and signage will prevent accidental encroachment.

Measures will be in place to ensure that no debris, silt, or concrete enters the manhole or sewer during construction.

Monitoring and Inspection

The exclusion zone and manhole protection will be checked weekly by the site manager.

Southern Water will be notified prior to, and following completion of, the connection works for inspection and approval.

Any accidental damage to the sewer will be reported immediately to Southern Water and the Local Planning Authority, and works will cease until remedial measures are agreed.

Contingency

In the event of sewer damage or obstruction, an emergency response procedure will be implemented:

1. Stop all works immediately.
2. Notify Southern Water and the Local Planning Authority.
3. Implement repair works under Southern Water's direction.

Compliance

These measures ensure that:

The sewer is safeguarded during all phases of the works.

The foul connection is carried out to statutory standards under Section 106 agreement.

Access for future maintenance is retained.

We trust this is sufficient to discharge this condition, please let us know if you require any further information.

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DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND
ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED
DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-
A	Added bin and cycle store	04/10/23	PJD
B	Added MH positions to Public Sewer	25/10/23	PJD
C	Added EV point and updated retaining walls	08/11/23	

Total Site Area
= 650sqm/0.065hectares/0.16acres

Diagram illustrating the Timber Cycle Store structure and components:

- Store to be timber shiplap boarded shed on a concrete based with a felted pitch roof
- Provide sheffield stand bolted to concrete slab for 2 No. Cycles
- Provide 5 lever mortice lock to shed door

The drawings show the following details:

- Side View (Top Left):** A rectangular structure with horizontal siding and a flat roof.
- Front View (Top Right):** A structure with horizontal siding, a gabled roof, and a central door.
- Side View (Bottom Left):** Identical to the top-left side view.
- Rear View (Bottom Right):** A structure with horizontal siding and a gabled roof, similar to the front view but without a door.

CYCLE STORE DETAILS



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Project:-

Proposed Residential Development
Land to the Rear of
32 Avondale Road
Waterlooville
Hampshire

Title:-

Proposed Site Plan

Client:-

Classic Construction (Southern) Ltd

Scale:-

~~1:100 (@A1)~~

Drawn By:-

PJD

Date:-

Date:- 17/07/23

Job.No:-

230012

Drg.No:-

03

Rev:-

C