



Stuart Large
41 Rowan Road
Havant
Hampshire
PO9 2UX

Your ref

-

Our ref

DS_BOS-117836

Date

28 September 2020

Contact

Tel 0330 303 0119

Dear Mr Large,

Building Over/Adjacent to Public Sewers - Building Regulations 2010 (as amended).
Location: 41 Rowan Road, Havant, Hampshire, PO9 2UX.

Thank you for the additional information.

We have reviewed your application and the CCTV survey recently carried out on the public sewer affected by your proposed rear extension, at the above site address. We are prepared to grant conditional approval to build over/near the public sewer at this address. This is not an approval of your proposed plans but an approval to build near the sewer subject to you meeting the following conditions:

1. No structure (footings, walls etc) running **within 500mm** from the existing public 100mm vitrified clay (VC) foul sewer/manhole will be permitted.
2. Where within 3.00 metres of the sewer, **foundations must be taken down to a minimum depth of 150mm below the invert level of the sewer/manhole.** The depth of the sewer is approximately 1.05m below ground level at the time of survey.
3. Southern Water does not permit internal public manholes, a new extension to be built over or within 500mm of public sewer/manhole. The proposed new manhole on the public sewer line would need to be built in either brick or concrete sections as per Figure B.19 or B.23 in Sewers for Adoption (7th Edition) [Full version] – August 2012 or Figure B.12 or B.16 in Sewers for Adoption - A Design and Construction Guide for Developers–Small Developments Version – September 2013 and **would need to be constructed at least 500mm from the foundations/walls of the building to the outside face of the chamber.** It should be noted that any existing private connections to the sewer will have to be reconnected to the new manhole.

4. **The proposed new manhole on the public sewer line needs to be inspected by the Southern Water Clerk of Works.** Please note that a minimum of 48 hours notice will be required for a Clerk of Works visit and any new pipe work and connections should be left exposed and not back filled so that they can be viewed by the Clerk of Works carrying out the inspection. **The Clerk of Works for your area is Mick Vince and his contact number is – 07803 259227.**
5. Any new connections to the public sewerage system will require a **Section 106 Sewer Connection application** to be submitted and approved by Southern Water.
6. Care must be taken when working in the area of the public sewer pipeline so that no damage is caused, as any damage will be repaired at the client's expense.

Should these conditions conflict with your proposed development, it will be necessary to revise your proposal(s) and drawing(s). Please resubmit the revisions to us at the email address above.

We refer you to Southern Water's Health and Safety Advisory which can be viewed in the Developer and Builders section of the Southern Water website as in the link below:

southernwater.co.uk/developing-building/health-and-safety

This approval is given on the basis that you will review the advisory information and take the necessary actions with regards to Health and Safety.

If you require any further information regarding this matter, please do not hesitate to contact us on the above telephone number.

Yours sincerely,



Ashley Marshman
Head of Business Channels
Business Channels