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CONDITION 14:

SuDS:

Thames Water Direct Connections Consent

1.0 INTRODUCTION:

1.1 The following landscaping plan has been prepared pursuant to Condition 14 of planning permission HGY/2021/3223.

1.2 Planning has been granted for the 'Erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages.'

2.0. THAMES WATER SURFACE WATER CONNECTION APPLICATION

2.1 We have previously discussed the project with Thames Water Developer Services, and as per their instructions we have made an application for a direct connection for the surface water to connect into Thames Waters Surface Water Network which already serves all other surrounding properties.

2.2 See below an extract from Thames Water Consent Document issuing the applicant consent for a Direct Surface Water Connection which is confirmation from Thames Water, that capacity exists in their network to receive the surface water and approval for the connection to their network.

Our consent is subject to the conditions below:

Location
145-147, DOWNHILLS WAY, LONDON, N17 6AH
Description
Direct surface water Connection (Inspection required see condition 5 for further details) 1 x 110mm internal diameter direct surface water connection into an existing 150mm internal diameter surface water sewer located to the rear of 147 Downhills Way via existing manhole chamber referenced; TQ329022SS in accordance with Code for Adoption sewerage.

2.3 The following pages contain a copy of the full consent document. Please continue scrolling to view the document.

DS reference DS6163702

developer.services@thameswater.co.uk

0800 009 3921
Monday to Friday, 8am to 5pm

thameswater.co.uk/developerservices

BLUEPRINT VISTA
LAND BETWEEN 145-147 DOWNHILLS WAY
TOTTENHAM
LONDON
N17 6AH

Notice of consent to connect to a public sewer / public lateral drain

Site address: 145-147, DOWNHILLS WAY, LONDON, N17 6AH.

Dear Mr Matharoo,

Thank you for your application for a new sewer connection at the above address.

We are pleased to inform you that we have given our conditional consent for your proposed connection(s) to the public sewer under Section 106 of the Water Industry Act 1991.

What is this consent for?

This Consent is granted solely for the legal right of communication (i.e. the method of connection) with the public sewer, as described in the box below.

This Consent does not and cannot be used to discharge any drainage-related planning conditions. Any drainage-related planning conditions must be discharged through the Local Planning Authority (LPA) and Thames Water's Development Control Team. For pre-planning capacity enquiries or concerns regarding our network, please submit a Pre-Planning Enquiry application. Applications can be made on the Thames Water website.

This Consent does not give you any inferred right to enter or cross land owned by a third party and must not be used to discharge any drainage-related planning conditions. You will be responsible for obtaining any necessary licences and/or permission from the highway authority, planning authority and/or private/third-party landowners.

Inspections and Completion certificates

We will need to inspect the works if you are connecting directly to a public sewer, relocating or altering one of our manholes. Please try to give us as much notice as possible to accommodate your preferred inspection date.

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Company number 02366661. VAT registration no GB 537-4569-15

Call us on 0800 009 3921 Monday to Friday, 8am – 5pm to arrange an inspection.

There are a few steps to remember:

- The work needs to be done exactly as described in the 'Consent to Connect' and as per our agreed specification
- All works should be completed and ready for inspection on the agreed inspection date
- Please ensure the connection point remains open so that we can fully inspect the works

If any of the above requirements have not been met at the time of inspection (for example, the works are incomplete, not ready for inspection, or do not comply with the approved design), a revisit fee of £245 + VAT will be charged for each additional visit.

Once you've passed the inspection, we'll issue a completion certificate. This confirms that your work has been completed and to the required standard.

This certificate authenticates the standards to which your connection works were carried out and does not infer adoption of your new drains or sewers. You will be responsible for repairs and maintenance of all drains including those outside your site boundary. You will need to submit an adoption application under section 102 or 104 of the Water Industry Act if you want us to adopt any of your lateral drains or sewers. You can do this via the link below.

https://www.thameswater.co.uk/developers/larger-scale-developments/sewers-and-wastewater/adopting-a-sewer

Sewer Connection Quotes

If you would like Thames Water to carry out the connection works on your behalf, we can provide a quotation and undertake the works in accordance with the arrangements outlined below.

Waste Connection Only (No Pipe Laying)

We will discuss the requirements with you and quote for the works required and charge in accordance with section 7 (pages 25-28) of our current price charging arrangements.

Lateral Drain and Sewer Requisitions

Waste connections including pipelaying for the provision of a lateral drain (pipe serving one property or one curtilage) and/or a new sewer (pipe serving more than one property).

If there is no public sewer readily accessible to your property, or if connection is prevented by third-party land, you may requisition (formally request) Thames Water to lay the required pipes as part of the public sewerage network under Sections 98–101 of the Water Industry Act 1991. Please refer to section 8 (pages 29-31) of our current charging arrangements.

You can estimate the costs for these connections yourself by referring to section 7 and 8 of our current charging arrangements here.Charges | Developer services | Thames Water

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Please note that we will allow one amendment to this Consent within 12 months of the issue date. Any additional amendments requested within this period will incur additional fees. Any amendments sought beyond this time will require a new application to be submitted.

The reference number for your application is **DS6163702** please quote this in any future correspondence.

If you're making a connection from a basement, you'll need to ensure that you install the necessary backflow prevention devices to protect the property from internal flooding. You should assume that the local sewerage network will surcharge to local ground level. Please refer to condition 18 for more details.

If you're proposing to build within three metres of a public sewer, or within one metre of a lateral drain, you'll need to apply to us for a separate build over agreement. You can do this via https://www.thameswater.co.uk/help/home-improvements/building-over-sewers-or-public-drains

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If you've any queries, please call our helpdesk on 0800 009 3921 (8am to 5pm, Monday to Friday) or email developer.services@thameswater.co.uk.

Yours Sincerely



Christopher Allen
Project Engineer
Developer Services – Sewer Connections

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Conditions of Consent

1. This consent is subject to conditions that may be imposed through the planning process.
2. An infrastructure charge will be payable as a result of connecting a property to the Public Sewerage System for the first time for domestic purposes by virtue of Section 146(2)b of the Water Industry Act 1991. We will invoice this charge separately if applicable.
3. Where the connection is to be made to a public sewer in third party land (i.e. outside your site boundary including public land), it is recommended that a demarcation chamber is constructed on the lateral drain at the property boundary, or as near to the property boundary as possible. The demarcation chamber and lateral drain will not be adopted as part of the section 106 agreement. You will need to submit an adoption agreement under section 102 or 104 of the Water Industry Act if you want us to adopt any of your private drains or sewers. You can do this via https://www.thameswater.co.uk/developers/larger-scale-developments/sewers-and-wastewater/adopting-a-sewer
4. All materials used and the standard of sewer connection works must comply with the Code for Adoption Sewerage. Where the connection is to be constructed in plastic, please confirm the standards of materials to be used with a technical coordinator/project engineer prior to carrying out the connection. Please ensure that the specification sheet/documents for the plastic materials used are kept for review by the field engineer. Please refer to the attached Construction and Connection guide for best practice.
5. It is your responsibility to ensure that your works are inspected before the trench is backfilled. You must arrange an inspection by calling 0800 009 3921 and providing at least ten working days' notice. If the connection cannot be inspected by a field engineer for any reason, we may request that the trench is reopened for inspection or require additional information deemed necessary for us to approve the connection. Where a connection is made via a heading/tunnelling or a field engineer cannot attend site within the agreed ten working days' notice period required, we may, in exceptional circumstances accept photographs and/or a CCTV survey report and footage subject to prior agreement with a Technical Coordinator or Project Engineer.
6. It is your responsibility to confirm the exact location, diameter, and invert levels of the public sewer prior to making the connection. You will be responsible for any misconnections (for example, foul water discharging into a surface water sewer, or surface water discharging into a foul sewer) arising from these works. Where you are making an indirect connection, you should carry out connectivity surveys to confirm the type of sewer your existing private drains connect to and take appropriate action to rectify if you find cross connections.
7. Connections into manholes must be made with soffits level and must enter 'with the flow'. Backdrops must be constructed outside the manhole chamber.
8. Junction connections must be made by cutting in a purpose made oblique or swept junction fitting of the same material as the public sewer, jointed using flexible couplings. Core drilled saddle connections are usually not permitted on sewers smaller than 375mm (unless otherwise approved by a Technical Coordinator/Project Engineer in writing). Where a core drilled saddle connection is approved, a flexible saddle fitting must be used to ensure that

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no part of the new drains protrude into the existing sewer. We do not accept clay saddles attached to the public sewer with mortar.

9. Some Infill/recessed manhole/chamber covers are permitted on adoptable drains/sewers in accordance with the attached construction and connection guide.
10. All connections to the public sewer should be via a gravity-fed pipe. A direct connection of a rising/pumped main to the public sewer is not permitted. Where a connection from a pumping station is proposed, a break chamber must be installed at the end of the pumped main to ensure that discharge enters the public sewer via gravity for a minimum distance of 5 metres.
11. It is your responsibility to ensure that your appointed private drainage contractor is competent and has all relevant permits necessary to carry out the connection. You will be responsible for obtaining any easements for crossing third party land and licences from the highway authority. All requirements of the highway authority must be observed and signing, guarding and lighting will be required at all times in accordance with Chapter 8 of the Department of Transport's Traffic Signs Manual 2009.
12. Where there is a proposed discharge from a private pumping station and rising main system, it is your responsibility to design the system to ensure acceptable discharge levels of hydrogen sulphide (H2S), this can be achieved by ensuring that all effluent is cycled through the pumping station and rising main within a maximum of six hours to prevent septicity. Where necessary, preventative measures to ensure H2S cannot build up to dangerous levels in the system should be installed. You will be responsible for the ongoing maintenance and monitoring of the private system. Hydrogen sulphide is a major public health risk and causes serious damage to the receiving sewerage network which may result in a third party damage claim against you under Section 111 of the Water Industry Act 1991.
13. Under no circumstances must foul water be discharged into the surface water sewerage system. Surface water drainage must not discharge to the foul sewerage system unless otherwise stated in the description above. If you want to discharge surface water directly to a soakaway or to a watercourse, then you will need to obtain the consent of the Environment Agency or the Lead Local Flood Authority.
14. All proposed discharge of surface water flows must be in accordance with the site's drainage strategy as approved by planning application, which should specify the final discharge rates and volumes. Sites proposing to discharge surface water flows with no planning requirement must connect into the nearest surface water sewer unless otherwise agreed by Thames Water.
15. Only the connections detailed in this notice are approved by Thames Water. No other works affecting the public sewerage system may be carried out without Thames Water's written consent.
16. Confined space entry procedures must be observed when breaking into the existing public sewerage system.

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17. Where the developer/owner/occupier proposes to discharge trade effluent into the public sewer, a trade effluent consent will be required. Trade effluent can be best described as anything other than domestic sewage (toilet, bath or sink waste) or uncontaminated surface water and roof drainage (rainwater). For enquiries and application forms contact your Retailer or visit the Thames Water website via the link below.

    https://www.thameswater.co.uk/wholesale/trade-effluent

18. For low-lying sites (where ground levels, including any basement levels, are below the point at which the drainage connection enters the public sewer), care must be taken to ensure that the property is not at increased risk of flooding. For more information on how to protect your property(s) from internal flooding please refer to Building Regs Part H1 (Surcharging of drains, conditions 2.8, 2.9.2.11 & 2.12).

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Hazard information
Third-party connection to sewers

Anyone wishing to connect their property to a Thames Water sewer must comply with the requirements of Section 106 of the Water Act 1991, as amended.

Significant Hazards

We strongly recommend that before carrying out work to connect to our sewers, you consider the following significant hazards:

- Oxygen deficiency
- Toxic gases, fumes or vapours
- Explosion (methane, petrol)
- Flooding
- Physical injury (slips, trips, falls)
- Infections from sewage (Weils disease)

Confined spaces

Particular care must be taken before entering or working in confined spaces. A confined space is defined as any place in which, by virtue of its enclosed nature, there arises a foreseeable specified risk. A specified risk is a risk of any of the following:

- Serious injury from a fire or explosion
- Loss of consciousness due to an increase in body temperature
- Loss of consciousness or asphyxiation arising from gases or the lack of oxygen
- Drowning arising from an increase in the level of a liquid

In addition:

- When detailing the private drainage, you should assume that the public sewer might occasionally surcharge up to ground level, and particular care is needed where development is proposed in low lying areas.
- Before entering any Thames Water asset a competent person must carry out an assessment to determine the need for entry and a safe system of work to be applied.
- Children and young persons must not enter the workspace.
- After the sewer connection work, it is important to wash before eating, smoking or treating cuts and abrasions. It is also important to avoid infection by maintaining strict personal hygiene and effective care of cuts and abrasions.

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