



**Developer Services**

Mr Theodor Epuran  
Solid Structures Ltd, Solid Studio  
12 Albion Street  
Chipping Norton  
OX7 5BJ

DS ref	DS6048570
Name	Kojo Howard
Phone	0800 009 3921
Email	developer.services@thameswater.co.uk

11 July 2018

Dear Mr Epuran,

**Notice of consent to connect to a public sewer/public lateral drain under Section 106 of the Water Industry Act 1991**

**Site Address:** Brooklands Barn, Cotefield Farm, Bodicote OX15 4DR

Thank you for sending us your sewer connection application for the above address.

We're pleased to let you know that your application has received our conditional consent for the proposed connection(s) to the public sewer.

This does not guarantee capacity exists within our network and is given for the legal right of communication with the public sewer only in accordance with the description below. For capacity based enquiries and capacity checks within our network please make a Pre Development Enquiry application. Applications can be made on the Thames Water website. If you have already received approval for a pre-development enquiry then no further action is required in regards to capacity checks.

This consent does not infer any right to enter or cross third party land and must not be used for the discharge of any drainage related planning conditions.

You will be responsible for obtaining any necessary licenses and or permission from the Highway Authority, Planning Authority and or third party land owners

The connection to our sewer will need to be inspected by us before the trench is backfilled. We require at least five working days' notice before the connection works begin to ensure we can attend site. You can arrange our attendance by calling 0800 009 3921.

Please make sure that this Notice is to be available on site for inspection during the course of these works.

Thames Water  
Developer Services  
1st Floor West  
Clearwater Court  
Vestern Road  
Reading  
RG1 8DB

T 0800 009 3921  
I [www.thameswater.co.uk](http://www.thameswater.co.uk)

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**Our consent is subject to the conditions laid out in the enclosed Conditions of Consent.**

LOCATION	DESCRIPTION
Brooklands Barn, Cotefield Farm, Bodicote OX15 4DR	x1 No. 150mm diameter direct foul water connection to existing 150mm diameter public foul sewer on private land via existing manhole referenced 2201  Plan number: 101T2

**Sewer Connection Quotes**

We do not currently offer competitive sewer connection quotes, unless the sewer connection is to a trunk or strategic sewer. We're sorry if this causes any inconvenience, and hope to provide this service again in the near future.

The reference number for your application is DS6048570; please quote this in any future correspondence.

Please note that if your proposed works include building over or within 3m of a public sewer or 1m of a lateral drain you will need to apply for a separate build over agreement. Details on how to apply can be found on our website [www.thameswater.co.uk/buildover](http://www.thameswater.co.uk/buildover).

If you have any questions please give the Helpdesk a call on 0800 009 3921. We're open 8am-5pm, Monday to Friday, or you can email us at [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk).

Yours sincerely,



Kojo Howard  
Development Engineer - Wastewater

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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. A demarcation chamber must be constructed on the lateral drain at the property boundary, or as near to the property boundary as possible. When the connection has been completed satisfactorily, the chamber will become the responsibility of Thames Water, and will mark the end of the adopted pipework. The remainder of the drain, usually the part of the drain within the property boundary will be your responsibility.
4. Demarcation chambers to form part of the adoptable lateral drain should be constructed of either pre-cast concrete or brick and should be a minimum of 450mm in diameter for 100mm diameter foul water sewers and 150mm diameter surface water sewers.
5. The use of plastic pipes will not be permitted within the public sewer or lateral drain, unless the plastic pipe can withstand 4000 psi jetting pressure.
6. It is your responsibility to check that the invert levels of the main sewer/connection are compatible.
7. All works shall comply with the requirements of 'Sewers for Adoption' 6<sup>th</sup> edition.
8. Confined space entry procedures must be observed when breaking into the existing public sewerage system.
9. Connections into manholes must be made with soffits level and must enter "with the flow". Backdrops must be constructed outside the manhole chamber.
10. The exact dimensions of the sewer pipe should be verified on site by careful internal and external measurement prior to cutting the pipe.
11. Junction connections must be made by cutting in a purpose made junction, jointed using 'flexible couplings. The use of saddles will not normally be permitted.
12. If you appoint a private contractor to carry out the connection works, then it is your responsibility to ensure that the contractor is competent. For hazard information, please see the enclosed 'Third-party connection to sewers'.
13. The connection to our sewer will need to be inspected by us before the trench is backfilled. We require at least five working days' notice before the

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connection works begin to ensure we can attend site. You can arrange our attendance by calling **0800 009 3921**.

14. Surface water drainage must not discharge to the foul sewerage system or foul water into the surface water system. 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 land drainage authority.
15. 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.
16. If you employ a private contractor to construct the lateral drain, you will be responsible for obtaining any easements for crossing third party land or licences from the highway authority. All requirements and directions 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.
17. Only the connections detailed in the enclosed Notice are approved by Thames Water. No other works affecting the public sewerage system may be carried out without Thames Water's written consent.
18. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning **0203 577 9483** or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk) and following the link for 'Wholesale', 'Wholesale Services', 'Businesses' and then 'Trade Effluent'.
19. 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 and groundwater) or uncontaminated surface water and roof drainage (rainwater). Trade Effluent Consent enquiries should be directed to Thames Water's Trade Effluent Team by telephoning **0203 577 9200** or by emailing [wwqservicedesk@thameswater.co.uk](mailto:wwqservicedesk@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk) and following the link for 'Wholesale', 'Wholesale Services', 'Businesses' and then 'Trade Effluent'.

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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 undertaking work to connect to our sewers, the following significant hazards are considered and, where necessary, addressed.

- Oxygen deficiency
- Toxic gases, fumes or vapours
- Explosion (methane, petrol)
- Flooding
- Physical injury (slips, trips, falls)
- Infections from sewage (Weills 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, etc., or the lack of oxygen;
- Drowning arising from an increase in the level of a liquid.

#### **In addition:**

- 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 work-space.
- After the sewer connection work, it is important to wash before eating, smoking or treating cuts and abrasions. Avoiding infection depends upon strict personal hygiene and effective care of cuts and abrasions.

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