

Thank you for your submission and this is confirmation that your Declaration of Works application has been approved.

The Company hereby consents to your proposal, on the basis that it complies with our consent criteria as set out below and the personal and site details provided are accurate.

Personal + Site Details: 239, Monnow Way, Bettws, Newport, Monmouthshire, NP20 7RX

Consent Criteria

1. I/we confirm that we have read the Build Over Sewer Guidance Note available on Welsh Water's website.
2. The proposal is a domestic development i.e. single or double storey extension, conservatory and attached garage.
3. I/we are not aware of the presence of an easement or restrictive covenant which prohibits building over or in close proximity to the public sewer or lateral drain.
4. The public sewer or lateral drain is gravity based foul, storm water or combined flow from domestic properties (i.e. not pumped).
5. I/we are not aware of any historic blockages, flooding, odour or other operational issues with the public sewer or lateral drain.
6. The public sewer or lateral drain is 150mm or less in diameter.
7. The depth of the pipe, from the existing ground level to the pipe channel (invert) is less than 2m.
8. The development will utilise strip / trench fill foundations.
9. The pipe is made of clay, concrete or plastic (i.e. not pitch fibre, brick or asbestos cement).
10. I/we have verified that the public sewer or lateral drain is in good condition as confirmed by,
 - i. CCTV;
 - ii. Exposure of the whole length of the pipe.
11. I/we confirm that we will contact Developer Services if the pipe is found to be in poor condition.
12. I/we are not intending on altering the public sewer or lateral drain and / or any manhole within the proposal.
13. There are no internal public manholes within the footprint of the proposed new building.
14. The proposed structure will be a minimum of 500mm horizontal clearance of any public access point (manhole/ inspection chamber).
15. Where foundations are within 1m horizontal of the public sewer or lateral drain, they will be formed at a depth of no less than 150mm below the pipe invert level.
16. Excluding where the sewer may pass through a load bearing wall, a minimum of 500mm horizontal clearance will be achieved between the edge of the new foundations and the public sewer or lateral drain.

17. I/we are not building over the sewer or if you are, there is no change to the diameter, direction, material or gradient of the public sewer or lateral drain beneath the area of the proposed build.
18. I/we are not building over the sewer or if you are, the proposal does not involve an infill structure from one boundary to another where there are already structures to both sides e.g. an extension which extends across the whole width of the garden, in instances where adjoining terraced properties have also done this?
19. I/we are not building over the pipe or if you are, and the pipe passes through a load-bearing wall, it will be protected in line with H4 (Building Regulations 2000) and / or complies with Welsh Water requirements.
20. I/we are not building over the pipe or if you are, a minimum of 300mm headroom will be achieved between the underside of a floor slab and the crown of the pipe, as per the details set out in our Build Over Sewer Guidance document.

No liability shall rest on the Company in respect of any damage resulting to the building or any part of the premises as a result of the presence of the sewer or the new length of sewer. You will keep the Company fully and effectively indemnified in respect of any claims, losses or damage to the sewer or new length of sewer arising out of or caused by the erection or the presence of the Building.

The Company recommends that a copy of this consent letter and its attachment is retained with your Title Deeds for the property; and should you have a Mortgage on the property, the onus is on you to inform the Mortgagee. Should the property be sold at a future date, the prospective purchaser should be made aware of the Consent that is in place.

You have also consented to the undertaking of a site inspection if required to verify the proposal and its compliance with our set criteria.

You have also confirmed that if you are the agent you have the consent of the homeowner to make this application on their behalf.

Should you have any questions please don't hesitate to contact our dedicated Build Over Sewers Team on 0800 917 2652 or via email at Developer.Services@dwrcymru.com

Yours Faithfully,

Build Over Sewers Team
Developer Services

