



Developer Services

Mr N French
Wates
Netwk house Basing View
Basingstoke RG21 4HG

Your ref
Our ref DS6079702
Name Siva Sivarajan

Phone 0800 009 3921
Fax developer.services@thameswater.co.uk

9th Dec 2020

Dear Mr French

M.Diversion Agreement for the Site : Harlington sch Pinkwell Lane Hayes UB3 1PB

Thank you for your application to divert the TW sewer at the address above. We've reviewed your proposed work and can confirm that a sewer diversion is required as detailed in your application/Drawings, . However as you have already sent the relevant drawings (Drg with no number showing the diversion & associated docs) we can accept the sewer diversion as proposed on your drg. You have to make sure that the diversion sewer is clear of any buildings sufficiently to provide the clear distance for possible future maintenance by TW.

If you want to continue with the proposed work, please read the terms and conditions we have enclosed at the back of this technical approval , and sign the agreement form at the back of this letter. Please then send this agreement form to us (marked for my attention) with a copy of drawing showing your proposed buildings and a proposed diversion route (drg already received therefore ok). Please indicate the materials you intend to use for pipework and manholes.

You will also need to send a cheque for £2000 with the returned agreement form, which is a refundable cash bond (refundable on satisfactory completion of the works). The application fee (which should have accompanied the application) is £1000(Please make this application fee if not paid already, or else authorisation will not be given to start work) Cheque to be made out to Thames

Water Utilities Ltd. We will contact your local authority Building Control/Approved

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Inspector to let them know of our decision. Alternatively you could send a copy of the letter to them. Confirm to me that you have sent a copy of the letter to them.

****Please make sure you have paid the application fee / paid the refundable cash bond {£2000} / returned the signed agreement form, **BEFORE** you start work; Or else there will be delays in adoption and providing relevant completion certificates.****

If you are unable to accept all the terms and conditions, we will advise Building Control of our objections and insist that you stop construction.

Please make sure you carry out a Pre construction CCTV survey to make sure there are no laterals connecting to it, and if there are they be re-connected to the new diverted sewer., You can carry out the CCTV yourself with any cctv contractor you choose as fit for the purpose;

If you are in any doubt as to the action you should take, please consult your legal advisor. If you have any questions please give the Helpdesk a call on 0800 009 3921 (Option 1). We're open 8am-5pm, Monday to Friday, or you can email us at developer.services@thameswater.co.uk.

Or contact me on siva.sivarajan@thameswater.co.uk

Yours Sincerely

Sgd; *Siva, sivarajan*

Siva Sivarajan

Developer Services- Wastewater Adoptions Engineer

Mobile: 07747642603

siva.sivarajan@thameswater.co.uk

Thames Water Utilities Ltd, Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB
Find us online at developers.thameswater.co.uk

Get advice on making your sewer connection correctly at connectright.org.uk



Sewers for Adoption (SFA) was replaced by the new Code for Adoptions on 1st April 2020, please use this link to find the new national standards and documents. Any applications made prior to 1st April will continue to be assessed against SFA.

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TERMS AND CONDITIONS FOR SEWER DIVERSION

ALL WORKS TO BE IN ACCORDANCE WITH APPROVED DOCUMENT PART H4,
BUILDING REGULATIONS 2000 AND THE 7th VERSION OF SEWERS FOR
ADOPTION

Before the works and alternations to the public sewer can begin, Thames Water requires the owners of the site to agree to the following:

1. Work will be carried out to the satisfaction of Thames Water and in accordance with any notices, statements, particulars and plans deposited with the local building authority.
2. The sewer must be constructed in accordance with the construction specification details listed in the enclosed documents Appendix and 'Third party connection to sewers – hazard information'.
3. The developer agrees to incorporate Thames Water's reasonable requirements into the design and construction of the proposed building, to ensure that the public sewer is adequately protected and access to it is maintained. Foundations of the proposed extensions should be taken down to at least the invert level of the diverted sewer.
4. The developer and successors in title shall not make and shall indemnify Thames Water and its statutory successors against losses, claims, damages and expenses of any kind as a result if any settlement or subsidence to the proposed building.
5. The developer pays to Thames Water the sum of £3000 (£ 2000 cash bond refundable on satisfactory completion & £1000 being the application fee) in recognition of and as a contribution towards the additional costs which Thames Water will incur by consenting to the diversion. Such costs will include the following.
 - Processing the application
 - Technical reviews of plans
 - Discussing and agreeing any changes in design
 - Liaising with the Local Authority in line with Building Regulations
 - Issuing consent
 - Registering the Agreement on records
 - ***Review of Pre and Post construction CCTV surveys to assess the condition of the public sewer. Pre CCTV is required to make sure that there are no laterals and if there are then they should be re connected to the new diverted sewer)***
 - ***Inspection of completed works***
 - The refundable cash bond of £2000 to be returned to the owners once the works have been completed to Thames Water's satisfaction

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6. ***On completion of the work, 'as constructed' drawings must be provide to the satisfaction of the TW Engineer.***

Easement:-

****The Developer shall not build plant or place anything over or within 3 m either side of the sewer measured horizontally from the centreline of any Sewer or Lateral Drain which are to be included in the Vesting Declaration (or such other distance as may be reasonably specified by the Undertaker) without the written consent of the Undertaker PROVIDED THAT consent shall be deemed to be refused if consent is not given within ten days PROVIDED ALSO THAT this condition shall not apply to anything shown on the Drawings or the Layout Plan within the Protected Strip.***

APPENDIX

THAMES WATER UTILITIES SPECIFICATIONS FOR BUILDING RESIDENTIAL EXTENSIONS OVER MINOR PUBLIC SEWERS

The following specification items must be fully complied with:

1. All works shall comply with the requirements of 'Sewers for Adoption', 7th edition in conjunction with Protocol on Design and Construction of Adoption of Sewers in England and Wales'.
2. No additional loads are to be transmitted to the sewer by the proposed works.
3. This consent is subject to any conditions that may be imposed through the Planning or Building Regulation/Control process
4. It is your responsibility to check and verify the position and the invert levels of the public sewer prior to works on site.
5. Where the sewer is shown on the sewer records and the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.
 - 5.1 Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be minimum of 1.0 meter from the public sewer.
 - 5.2 When using piled foundations, the proposed foundations are to be a minimum of 1.5 metres from the public sewer. Only continuous flight augured piles are acceptable. The use of driven piles will not be permitted within 15 metres.
 - 5.3 Where the sewer is not shown on the sewer records and the invert is less than or equal to 1.5 metres below finished ground level, proposed

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foundations can be permitted within of 100 mm/600 mm of the public sewer

6. Manholes on the public sewer shall not be built over or located inside proposed structures even with new double sealed bolt down covers.
7. Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.
 - 7.1 Where the depth to the public sewer is greater than 1.5 metres, no structure shall be built within 1.0 metre of the public manhole structure.
8. All connections to the public sewer to be at a manhole or via a pre-formed junction. Saddle connections are not permitted on to sewers less than 375mm diameter.
 - 8.1 Connections into manholes must be made with soffits level and must enter 'with the flow'.
9. More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operation access.
10. New manholes to be in accordance with Sewers for Adoption 7th Edition.
11. If the householder or Building Control requests that a survey be carried out, Thames Water would not object. All such surveys shall be carried out at the house holder's expense.
12. It should be noted that sewers of this type are occasionally found to have minor defects such as misaligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by Thames Water as being in a serviceable condition.
13. Plastic pipes and fittings are not accepted on the public sewers that are shown on the sewer records. We may permit the use of plastic pipes where the existing public sewer is already constructed from plastic, however the pipe must have a jetting resistance of 4000psi
14. Proposed foundations to be constructed within 1.5 metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

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

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- Toxic gases, fumes or vapors
- 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:

- 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 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.

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 **020 8507 4890** or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk and following the link for 'Businesses' and then 'Trade Effluent'.

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 020 8507 4321 or by emailing wwgservicedesk@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk and following the link for 'Businesses' and then 'Trade Effluent'.

Please note neither groundwater or trade effluent should be discharged into the surface water system. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

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Agreement form

Sewer diversion at Site: Harlington school Pinkwell In Hayes UB3
1PB

Reference Number : **DS6079702**

*I confirm that I have read **and agree to the enclosed terms and conditions** as listed in the enclosed document 'Terms and conditions for sewer diversion'.*

Name:

Signed:

Owner/occupier address:

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.....

.....

Date.....

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