



DS Reference: DS4116672

developer.services@thameswater.co.uk

0800 009 3921

Monday to Friday, 8am to 5pm

thameswater.co.uk/developerservices

27 May 2022

Mr Rick Brewer
RPS Burks Green
Sherwood House
Sherwood Avenue
Newark on Trent
NG24 1QQ

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

Site address: Former GSK Site, 1-3 Iron Bridge Road, Stockley Park, Uxbridge UB11 1BT

Dear Mr Brewer,

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 given solely for the legal right of communication (i.e. method/mode of connection) with the public sewer, in accordance with the description below.

This consent does not guarantee capacity exists within our network. For capacity-based enquiries or preplanning concerns regarding our network please make 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 physically inspect the connection to our sewer before you backfill the trench. Please call us on 0800 009 3921, at least **ten working days** prior to backfilling the connection works to schedule an inspection visit. Please refer to the "Conditions of Consent (5)" for further details.

When the connection has been completed satisfactorily, a completion certificate will be issued. 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 agreement under section 102 or 104 of the Water Industry Act if you want us to adopt any of your drains or sewers. You can do this via <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services/Adopting-sewers-and-other-assets>



Sewer Connection Quotes

If you would like us to carry out the connection works on your behalf, we will provide you a quote and deliver in accordance with the 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 fixed 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 easily accessible to your property or your site has no means to connect your lateral drain and/or sewer due to third party land, you can requisition (formally request) Thames Water to lay these pipes as part of our public network under Section 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.

Our consent is subject to the conditions below:

Location	Description
Former Glaxo Smithkline Site 1-3 Iron Bridge Road Stockley Park Uxbridge UB11 1BT	Connection 1: Direct Surface Water Connection 1 x 225mm diameter direct surface water connection into an existing assumed 225mm diameter public surface water sewer via an existing manhole chamber referenced TQ0779 6901 in accordance with Code for Adoption sewerage. Connection 2: Indirect Surface Water Connection 1 x 150mm diameter indirect surface water drain connection into an existing 450mm diameter surface water lateral (private) drain via a new manhole chamber/preformed 'Y' (oblique) junction fitting within the development site As per drawing No. GB000694-RPS-01-XX-DR-D-2300 Revision P02

Please note that we will allow ONE amendment to be made to this consent within 12 months from date of issue. Any more than ONE amendment within this time period will entail additional fees. Any amendments sought beyond this time period will require a new application to be submitted.

The reference number for your application is DS4116672 please quote this in any future correspondence.



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 thameswater.co.uk/buildover.

Please note you may require a **Permit to Work** (PTW) to proceed with connection works and any associated investigations that involve entering into the network and/or working in close proximity to some of our more strategic assets such as trunks sewers/water mains. Please refer to the Conditions of Consent (11) for further details.

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,

A handwritten signature in black ink, appearing to read "M Fuller".

Mandy Fuller on behalf of Colins Akemche
Technical Coordinator – Wastewater Connections



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://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services/Adopting-sewers-and-other-assets>
4. All materials used and standard of sewer connection works should be in accordance with 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 our attendance by calling 0800 009 3921 and giving us 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 held liable for any misconnection (i.e. foul water discharge to a surface water sewer or surface water discharge to foul water sewer) resulting from this connection. 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 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 there is a proposed connection from a pump station, a break chamber should be installed at the end of the pumped main to ensure that flows into the public sewer are via gravity for a minimum of 5m
11. You will require a Permit to Work (PTW) if your works are within 3m of a wastewater trunk sewer, rising main and/or 500mm of a clean water supply trunk respectively. Please contact our Operations team on 0800 009 3964.
12. 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.
13. 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.
14. Under no circumstances should 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.
15. 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.
16. 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.



17. Confined space entry procedures must be observed when breaking into the existing public sewerage system.

18. 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 at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent>



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.