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## **Fw: 23 Lower Unwin Street, Penistone, Sheffield, S36 6LX - Sewerage H4 Consultation on P462965**

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From: **Catherine.Wellham@yorkshirewater.co.uk**

Sent: 15 July 2014 13:06:58

To: lee.armitage@hotmail.co.uk

1 attachment

pic29130.gif (5.7 KB)

Yorkshire Water Services  
Developer Services  
Sewerage Technical Team  
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Your Ref: Tel: 0845 120 8482

Our Ref: Q011284 Fax: (01274) 372 834

Email:

Technical.Sewerage@yorkshirewater  
.co.uk

For telephone enquiries ring:

Catherine Wellham, Developer  
Services Team on (0845)120 8482

Date: 15/07/2014

Dear Sir/Madam,

23 Lower Unwin Street, Penistone, Sheffield, S36 6LX - Sewerage H4  
Consultation on P462965

Thank you for your enquiry and remittance received at this office on 13 June 2014. Please find enclosed an extract from the Statutory Sewer Map. This indicates the recorded position of the public sewers. We would make the following comments, in respect of the public sewer network, based on a 'desk top' study of your proposal:

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On the Statutory Sewer Map there is a drain, sewer or disposal main (a pipe) recorded where, or within 3 (three) metres of where you have

indicated your proposal.

On our register, there is no easement or covenant recorded where you have indicated your proposal.

An access point is recorded on the pipeline. This may be a manhole or inspection chamber for example. Building over an access point is not permitted.

We have checked our registers. There is nothing recorded to indicate that the pipeline is in 'poor' condition.

The construction, extension or underpinning of a building over or within 3 (three) metres of any existing drain, sewer or disposal main recorded on the Statutory Sewer Map is generally controlled through the Building Regulations. This is Requirement H4 and it is accompanied by comprehensive Guidance for developers to follow.:

Certain types of building works may be exempt from the Building Regulations. If this is the position with your proposal, then Yorkshire Water would raise no objection in principle to building over or near to a pipeline provided that you follow the guidance that accompanies Requirement H4 of the Building Regulations. In other words, to protect the pipeline and proposal, the work should be undertaken to the same standard as would have been required by H4.

In this instance, Yorkshire Water would raise no objection in principle to the proposals as shown on your enquiry. This matter should subsequently be controlled by the Building Inspector under Requirement H4 of the Building Regulations. This is subject to, amongst other things, the following important matters:

There should be no public access points ie manholes, gullies, buried connections etc built over as part of the proposals.

The pipeline should be protected at all times. This is to prevent damage from occurring during and after the works. Heavy materials, for example, should not be stored over the pipeline.

The foundations should be designed and constructed so that no additional loading is placed on to the pipeline.

Where the pipeline is to pass through foundation walls etc. the wall should adequately span the pipeline.

Yorkshire Water must be given 21 days notice of any new connection to be made to a public sewer. An application form is available on request.

Any work to the pipeline and/or any associated access point(s) must be done under the control of Yorkshire Water.

The developer should be advised to telephone 0845 120 84 82 if there are any queries or should an application form for a new sewer connection be required.

**ANY WORK ON A PUBLIC SEWER OR DISPOSAL MAIN WITHOUT YORKSHIRE WATER'S APPROVAL WOULD BE UNLAWFUL.**

Please note the grant of planning approval (if required) may contain a condition that is relevant to the above matter and the applicant may therefore be in breach of any conditional grant of planning approval.

The Building Inspector has a duty to consult us if you apply for Building Regulations. Meanwhile, we are obliged to inform you of the following important matters.

The pipe(s) is/are lawfully retained in its/their existing position(s) and the sewerage undertaker is entitled to have it/them remain so without any

disturbance. The provisions of section 159 of the Water Industry Act 1991 provides that the sewerage undertaker may "inspect, maintain, adjust, repair or alter" the pipe(s). Those rights are given to enable the sewerage undertaker to perform its statutory duties. Any development of the land or any other action that unacceptably hindered the exercise of those rights would be unlawful.

The sewerage undertaker may sue in the courts for an injunction against any such development or action.

A developer may, where it is reasonable to do so, require a sewerage undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed improvement of land. This provision is contained in section 185 of the Water Industry Act 1991 that also requires the developer to pay the full cost of carrying out the necessary works.

If your proposal involves demolition works, your attention is drawn to the provisions of section 111 of the Water Industry Act 1991. It is unlawful to pass into any public sewer (or into any drain or sewer communicating with a public sewer) any matter likely to injure the public sewer network, interfere with the free flow of its contents or affect the treatment and disposal of its contents.

Contravention of the provisions of section 111 is a criminal offence.

You should remove any disused drains or sewers that communicate with the public sewer network and seal the point(s) of connection.

Please contact this office if any public sewer is likely to become totally redundant as a result of your demolition works. We will then look in to the prospect of formally closing that public sewer so that it can be abandoned. This may remove a potential restriction from any future development of the site.

It is the responsibility of the applicant/developer to determine the position of any apparatus that may be located within the proposal site.

Yours faithfully

Developer Services Team

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If you spot a leak please report it immediately. Call us on 0800 57 3553 or go to <http://www.yorkshirewater.com/leaks>

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Don't forget to request your free water and energy saving pack, it could save you money on your utility bills and help you conserve water.

<http://www.yorkshirewater.com/savewater>

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