



Mr Neil Doherty
271 Kirkdale
Sydenham
London
SE26 4QD

-  [DS reference DS6054692](#)
-  developer.services@thameswater.co.uk
-  [0800 009 3921](tel:0800 009 3921)
Monday to Friday, 8am to 5pm
-  thameswater.co.uk/developerservices

1 November 2018

Notice of consent to indirectly connect to a public sewer

Site address: 65-69 Holmes Road, London NW5 3AN

Dear Mr Doherty

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 indirect 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 pre planning 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 third party land owners.

You must obtain permission from the owner of the private drainage system you propose to connect to

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.

Inspections

We do not need to inspect your works because your connection as agreed below is to a private drainage system which is not maintained by Thames Water. Your contractor can now carry out the connection, which we do not need to supervise/inspect.



Please take note of the 'Additional guidance' included below.

Our consent is subject to the below conditions:

Location	Description
65-69 Holmes Road London NW5 3AN	1 x 225mm indirect combined water connection via existing private drainage, discharging to public 1500 x 900mm combined public sewer on Holmes Road 2 x 150mm indirect combined water connection via existing private drainage, discharging to public 1500 x 900mm combined public sewer on Holmes Road As per: DS6054692 - Sewer layout plan.pdf (filename)

Please note that we will allow for ONE amendment to be made to this consent. Any further changes will require additional fees and/or a new application to be submitted along with the appropriate fees.

The reference number for your application is **DS6054692** 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.

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,

Chris Allen
Project Engineer – Wastewater



Additional Guidance

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, under Section 146(2)b of the Water Industry Act 1991. We will invoice this charge separately if applicable.

When detailing the private drainage, we advise you to assume that the public sewer may occasionally surcharge up to ground level and particular care is needed where development is proposed in low lying areas.

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. For permit enquiries, call our Risk Management Team on 0203 577 9483 or email wwriskmanagement@thameswater.co.uk. You can apply online via www.thameswater.co.uk, by searching within the 'Wholesale' section for '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). For enquiries, call our trade effluent team on 0203 577 9200 or email wwqservicedesk@thameswater.co.uk. You can apply online via www.thameswater.co.uk, by searching within the 'Wholesale' section for 'Trade effluent'.

Neither groundwater nor trade effluent should be discharged into the surface water system. Any discharge made without a permit is illegal and may result in prosecution under the Water Industry Act 1991.

Please note that approval only covers the connections detailed in the attached notice. No other works affecting the public sewerage system may be carried out without our written consent.