



Miss Sinead Brosnahan,  
J Murphy & Sons Ltd,  
Hiview House,  
Highgate Road,  
LONDON  
NW5 1TN

- DS reference [DS4073672](#)
- @ [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)
- ☎ [0800 009 3921](tel:08000093921)  
Monday to Friday, 8am to 5pm
- 🌐 [thameswater.co.uk/developerservices](https://thameswater.co.uk/developerservices)

21 June 2019

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

**Site address:** St. Annes Church, Laxton Place LONDON NW1 3PT

Dear Miss Brosnahan,

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 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.

### 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 will need to inspect the connection to our sewer before you backfill the trench. We will issue a completion certificate upon inspection and approval of your sewer connection works by our field engineers. Please call us on 0800 009 3921, giving us at **least ten days** notice before you intend to carry out the work. Please note that if you make a connection and backfill the trench before inspection, we will charge you for a CCTV inspection. Please note that if your works are not completed at the agreed time of inspection we will charge you for another site inspection.



Where a connection is made via a heading/tunnelling or a field engineer cannot attend site within the agreed ten days' notice period required, we may accept pictures subject to agreement with a Technical Coordinator or Project Engineer. Where the connection is to be constructed in plastic, please ensure that the specification sheet/documents for the materials used are kept for review by the field engineer.

Please make sure this notice is available on site for inspection during the course of these works.

**Our consent is subject to the below conditions:**

Location	Description
St. Annes Church, Laxton Place LONDON NW1 3PT	1 x 150mm diameter direct combined water connection to public 1067mm x 889mm combined water sewer in Laxton Place, via a core drilled saddle connection.  <b>Drawing No:</b> STA-MAE-EX-FN-DR-D-0004 Rev P03

**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 **DS4073672**; 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](https://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](mailto:developer.services@thameswater.co.uk).

Yours sincerely,

A handwritten signature in blue ink, appearing to read "James Kitching".

James Kitching  
Project Engineer – Wastewater



## 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), a demarcation chamber must be constructed on the lateral drain at the property boundary, or as near to the property boundary as possible. When the connection has been completed satisfactorily and a completion certificate issued, the chamber will become the responsibility of Thames Water, and will mark the end of the adopted pipework (unless otherwise stated in the description above). The remainder of the drain, usually the part of the drain within the property boundary will be your responsibility.
4. All materials used and standard of sewer connection works should be in accordance with Sewers for Adoption 7th Edition.
5. It is your responsibility to check that the invert levels of the main sewer/connection are compatible.
6. Confined space entry procedures must be observed when breaking into the existing public sewerage system.
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. The exact dimensions of the sewer pipe should be verified on site by careful internal and external measurement prior to cutting the pipe.
9. Junction connections must be made by cutting in a purpose made oblique junction, jointed using flexible couplings. The use of saddles are usually not permitted (unless otherwise approved by a Technical Coordinator/Project Engineer in writing) .
10. If you appoint a private contractor to carry out the connection works, then it is your responsibility to ensure that the contractor is competent. For hazard information, please see the enclosed 'Third-party connection to sewers'.
11. We will need to inspect the connection before the trench is backfilled. We require at least ten working days' notice before the connection works begin to ensure we can attend site. You can arrange our attendance by calling 0800 009 3921.



12. 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 land drainage authority.
13. 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.
14. If you employ a private contractor to construct the lateral drain, you will be responsible for obtaining any easements for crossing third party land or licences from the highway authority. All requirements and directions 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.
15. 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.
16. 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. You can apply online via [www.thameswater.co.uk](http://www.thameswater.co.uk), by searching within the 'Wholesale' section for 'Trade effluent'.
17. 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 [wwgservicedesk@thameswater.co.uk](mailto:wwgservicedesk@thameswater.co.uk). You can apply online via [www.thameswater.co.uk](http://www.thameswater.co.uk), by searching within the 'Wholesale' section for '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:

- 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.