

From: Steve Chapman
Sent: Fri, 14 Jan 2022 15:44:47 +0000
To: Gregory, Kay
Cc: Dev Control Enquiries
Subject: 21/00761/FUL - Bank Villa Pit Lane Pleasley Mansfield - Erection of one detached dwelling with parking

Kay

My comments regarding the above application are as follows :

1. The sewer records do not show any public sewers within the curtilage of the site. However, the applicant should be made aware of the possibility of unmapped public sewers which are not shown on the records but may cross the site of the proposed works. These could be shared pipes which were previously classed as private sewers and were transferred to the ownership of the Water Authorities in October 2011. If any part of the proposed works involves connection to / diversion of / building over / building near to any public sewer the applicant should be advised to contact Severn Trent Water in order to determine their responsibilities under the relevant legislation.
2. All proposals regarding drainage will need to comply with Part H of the Building Regulations 2010. In addition, any connections or alterations to a watercourse will need prior approval from the Derbyshire County Council Flood Team, who are the Lead Local Flood Authority.
3. It is essential that any work carried out does not detrimentally alter the structure or surface of the ground and increase or alter the natural flow of water to cause flooding to neighbouring properties. The developer must also ensure any temporary drainage arrangements during construction gives due consideration to the prevention of surface water runoff onto the public highway and neighbouring properties .

Regards

Steve

Steve Chapman
Senior Engineer
Bolsover District Council
Riverside Depot
Mansfield Road
Doe Lea
Chesterfield
S44 5NY
Tel : 01246 242202

Website: www.bolsover.gov.uk