

Chappell, Lee

From: Developer Services Planning
Sent: 07 March 2024 13:13
To: Planning Consents
Subject: RE: Planning Application Consultation - Reference: 24/00216/FUL 7 Old Priory Plymouth PL7 1QS
Attachments: 070324 7 Old Priory Plymouth PL7 1QS sewer.pdf

Good afternoon,

Thank you for the consultation request.

Location: 7 Old Priory Plymouth PL7 1QS
Your ref: 24/00216/FUL
Our ref: PC070324PL71QS

Proposal: Expansion of the residential curtilage belonging to Priory Barn, retrospective ancillary outbuilding for the storage of personal vehicles and retention of commercial vehicle repair business.

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

Asset Protection

Please find attached a plan showing the approximate location of a public 225mm sewer in the vicinity. South West Water will need to know about any building work over or within 3 metres of a public sewer or lateral drain.

We will discuss with you whether your proposals will be affected by the presence of our apparatus and the best way of dealing with any issues as you will need permission from South West Water to proceed.

Further information regarding South West Water's build over of sewers process can be found on our website via the following link:

www.southwestwater.co.uk/buildover

Should you require any further information, please contact our Asset Protection Team via email: DeveloperServicesAssetProtection@southwestwater.co.uk.

Surface Water Services

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)
2. Discharge into the ground (infiltration); or where not reasonably practicable,
3. Discharge to a surface waterbody; or where not reasonably practicable,
4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,

5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy.

The applicant can apply to South West Water for clarification of the point of connection for either clean potable water services and/or foul sewerage services. For more information and to download the application form, please visit our website:

www.southwestwater.co.uk/developers

I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk.

Kind regards,

Peter

Peter Cox (he/him/they/them)
Technical Administrator

01392 442 836

01392 443 983

Peninsula House, Rydon Lane, Exeter EX2 7HR southwestwater.co.uk

Struplot

SX5356SE Centred on 253777 mE 56184 mN Scale 1:500 Printed 07/03/2024 13:10

The information indicated on this plan is only provided as a guide and no assurance as to the accuracy is given or implied. The Company accepts no liability whatsoever for any error or omission in the information. It should be noted that not all mains, service pipes and other apparatus of the Company in the area of the plan are shown. Reproduced from the Ordnance Survey's maps with the permission of the Controller of Her Majesty's Stationary Office.

LEGEND		SEWERS		STRUCTURES		INSTALLATIONS	
	HIGHWAY		ELEVATED		NODE REF. NO.		SIDE ENTRY
	TREATMENT WORKS		UNVERIFIED		FOUL/TRADE		UNDEFINED CONNECTION
	ABANDONED		ERROR LEVEL		SURFACE		LAMP HOLE
	SURFACE		SYPHON		COMBINED		FLUSHING CHAMBER
	COMBINED		RISING MAIN		TANK ONLINE		TANK OFFLINE
	TREATED		STORM OVERFLOW		AIR VALVE		SEPTIC TANK
	PRIVATE		OUTFALL		VENTING POLE		CESSPIT
					BACKDROP		HEADER
					REFLUX VALVE		SLUICE VALVE
					SOAKAWAY		DUAL NODE
					LD DRAIN		PUMPING STATION
					WASHOUT		TREATMENT WORKS
					CATCHPIT		
					HATCHBOX		

