Burnett, James

From: UrbanVision
Sent: Tuesday, April 19, 2016 4:17 PM
To: Planning (SMDC)
Subject: FW: DET/2016/0022 Caverswall Park Farm School Lane Caverswall 2016041384960

From: Melissa.Fraser@severntrent.co.uk [mailto:Melissa.Fraser@severntrent.co.uk] **On Behalf Of** net.dev.west@severntrent.co.uk
Sent: 19 April 2016 15:59
To: UrbanVision
Subject: DET/2016/0022 Caverswall Park Farm School Lane Caverswall 2016041384960

Good Afternoon,

- Comments emailed.

I can confirm we have no objections to the proposals subject to the inclusion of the following conditions:

1. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority.

2. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

3. We do advise that there may be a public sewer located within the application site and encourage the applicant to investigate this. Please note that public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. If there are sewers which will come into close proximity of the works, the applicant is advised to contact Severn Trent Water to discuss the proposals and we will seek to assist with obtaining a solution which protects both the public sewer and the building.

4. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. In many cases under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

Kind regards,

Mel

Melissa Fraser

Asset Protection – Tettenhall

Work Management Technician

Severn Trent Water - Waste Water Services

Asset Protection (West)

Regis Road

Wolverhampton

WV6 8RU

Tel: 01902 793871

Fax: 01902 793971

email: net.dev.west@severntrent.co.uk

Please note all emails should be sent to the departmental inbox net.dev.west@severntrent.co.uk Thank you

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