Burnett, James

From: UrbanVision
Sent: Friday, September 02, 2016 1:58 PM
To: Planning (SMDC)
Subject: FW: SMD/2016/0505 Cottage Kitchen Ashbourne Road Bottomhouse leek 2016082475429

From: Melissa.Fraser@severntrent.co.uk [mailto:Melissa.Fraser@severntrent.co.uk] **On Behalf Of** net.dev.west@severntrent.co.uk
Sent: Friday, September 02, 2016 1:15 PM
To: UrbanVision
Subject: SMD/2016/0505 Cottage Kitchen Ashbourne Road Bottomhouse leek 2016082475429

Good Day,

Thank you for the opportunity to comment on this planning application.

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

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 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.

To help us provide an efficient response please could you send all responses to net.dev.west@severntrent.co.uk rather than to named individuals. Alternately you can call the office on 01902 793851.

If your query is regarding drainage proposals, please email to the aforementioned email address and mark for the attention of my colleague Rhiannon Thomas (Planning Liaison Technician).
Kind regards,

Asset Protection Team
Severn Trent

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