From: Planning.APWest
To: Planning (SMDC)
Subject: stw ref P-220706-36766 / SMD/2022/0327 32 Windrush Westwood Park Avenue Leek
Date: 29 July 2022 09:39:36

ST Classification: OFFICIAL PERSONAL

Good Day,
Thank you for the opportunity to comment on this planning application. Please find our response noted below:
With Reference to the above planning application the company's observations regarding sewerage are as follows.
As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.
Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.
Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is **vital** therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.
Please note it you wish to respond to this email please send it to Planning.apwest@severntrent.co.uk where we will look to respond within 10 working days.
Kind regards,
Asset Protection Team
Severn Trent
Asset Protection (West)
Severn Trent Water - Waste Water Services
email: Planning.apwest@severntrent.co.uk
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