

From: [Planning.APWest](#)
To: [Planning \(SMDC\)](#)
Subject: stw ref P-230911-41458 / SMD/2024/0574 / Land adjacent to The Royal Oak High Street Dilhorne
Date: 27 February 2025 15:27:23

ST Classification: UNMARKED

Good day,

Having viewed the submitted drainage proposals we request the drainage related condition is not discharged.

As per our condition comment request emailed 03/10/2023 "we would not permit a surface water discharge into the public foul sewer, and recommend the applicant seeks alternative arrangements." And therefore will not consider this as an option for surface water discharge.

Our sewer records also show public sewers (gravity foul and pressurised foul) crossing the site – have these been accurately located to ensure they are not being built over or close to?

NO BUILD ZONES:

The pressurised sewer in question, as with all public sewers, is protected under the Water Industry Act. Regardless of a planning approval, no work may be carried out over or around this pipe without the approval of the Sewerage Undertaker (in this case Severn Trent).

Our position on a pressurised sewer is clear, in that it cannot be built over and no work can take place within 4 metres of it. There are no exceptions to this policy. In addition, Severn Trent has the right to access this main asset 24/7 for essential repair and maintenance.

Any action contrary to the above would be in contravention of the Act and consequently illegal.

If not already done so, we would strongly recommend the Developer/Applicant to make contact with STW and look to submit a Development Enquiry for this development site; this will discuss the drainage proposals for site, and if any issues, look to resolve them. It is best to visit our website:

<https://www.stwater.co.uk/building-and-developing/overview/new-site-developments/developer-enquiries/> and follow the application form guidance to begin this process.

Therefore we request the condition is not discharged at this time.

Kind regards,

Rhiannon

Rhiannon Thomas

(pronounced: REE-AN-UHN)

Planning Technician

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