

Liv Rickman

From: Developer Services Planning [REDACTED]
Sent: 25 September 2024 12:58
To: Planning (Isles of Scilly)
Subject: P/24/071/HH Carn Ithen, TR21 OPA
Attachments: HS250924 Carn Ithen, TR21 OPA - sewer.pdf

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Dear Liv

Location: Carn Ithen, Trench Lane, Old Town, St Mary's, Isles of Scilly, TR21 0PA
Proposal: Replacement of existing shed with log cabin.

Your Ref: P/24/071/HH
Our Ref: HS250924 TR21 0PA

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 enclosed a plan showing the approximate location of a public 100mm sewer in the vicinity. Please note that no development will be permitted within 3 metres of the sewer, and ground cover should not be substantially altered.

Should the development encroach on the 3 metre easement, the sewer will need to be diverted at the expense of the applicant.

[Please click here to view the table of distances of buildings/structures from a public sewer.](#)

Further information regarding the options to divert a public sewer can be found on our website via the link below:

<https://www.southwestwater.co.uk/building-and-development/services/sewer-services-connections/diversion-of-public-sewers>

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)

No surface water strategy details were provided with this planning application. Please note that a discharge into the ground (infiltration) is South West Water's favoured method and meets with the Run-off Destination Hierarchy. Should this method be unavailable, SWW will require clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant.

If the applicant wishes to connect this to South West Water network, then they should engage with us separately to see if we can accommodate this. No highway drainage will be permitted to be discharged to SWW foul or combined public sewer network either directly or indirectly.

Alternatively, you can contact the Pre Development Team on 01392 442836 or via email:
DeveloperServicesPlanning@southwestwater.co.uk.

Please quote reference number HS 250924 TR21 OPA in all communications and correspondence

Kind regards

Helen



Helen Steed
Pre Development Lead

01392 443616
01392 442836

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



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Struplot

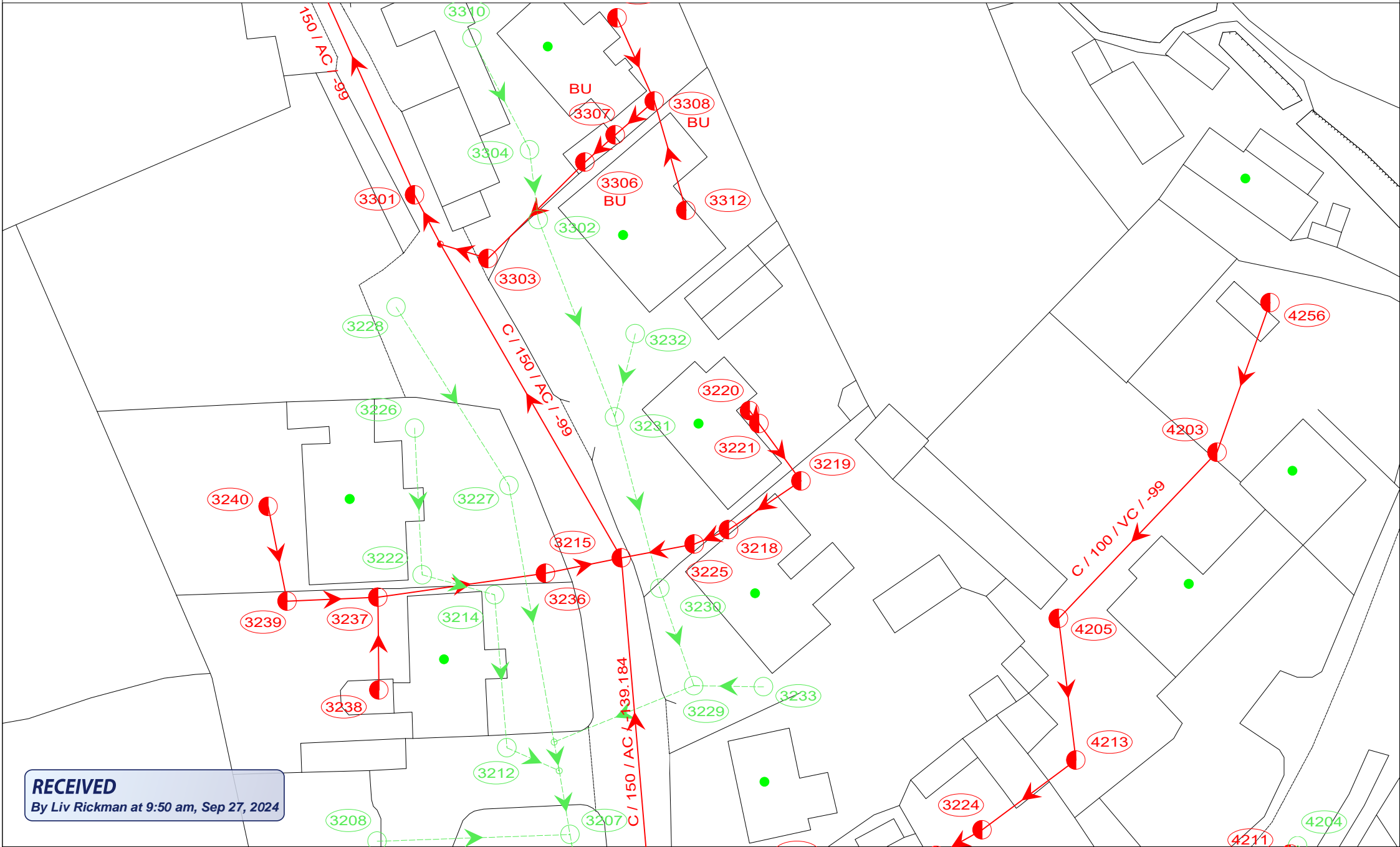
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The information indicated on this plan is only provided as a guide and no assurance as to the accuracy is given or implied. The Company accepts no liability whatsoever for any error or omission in the information.

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 Stationery Office.

LEGEND		—/EL— ELEVATED	— UNVERIFIED	STRUCTURES	○ NODE REF. NO.	○ FOULED/TRADE	○ FOULED/TRADE	○ FOULED/TRADE
SEWERS	— TREATMENT WORKS	— ABANDONED	— ERROR LEVEL	○ SURFACE	○ COMBINED	○ TREATED	○ SEPTIC TANK	○ CESSPIT
— FOULED	— TREATMENT WORKS	— ABANDONED	— ERROR LEVEL	○ SURFACE	○ COMBINED	○ TREATED	○ SEPTIC TANK	○ CESSPIT
— SURFACE	— SYPHON	— RISING MAIN	— STORM OVERFLOW	— PRIVATE	— HIGHWAY	— TREATMENT WORKS	— ABANDONED	— ERROR LEVEL
— COMBINED	— SYPHON	— RISING MAIN	— STORM OVERFLOW	— PRIVATE	— HIGHWAY	— TREATMENT WORKS	— ABANDONED	— ERROR LEVEL
— TREATED	— SYPHON	— RISING MAIN	— STORM OVERFLOW	— PRIVATE	— HIGHWAY	— TREATMENT WORKS	— ABANDONED	— ERROR LEVEL
— PRIVATE	— SYPHON	— RISING MAIN	— STORM OVERFLOW	— PRIVATE	— HIGHWAY	— TREATMENT WORKS	— ABANDONED	— ERROR LEVEL
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	— SYPHON	— RISING MAIN	— STORM OVERFLOW	— PRIVATE	— HIGHWAY	— TREATMENT WORKS	— ABANDONED	— ERROR LEVEL
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By Liv Rickman at 9:50 am, Sep 27, 2024