ITEM 14 **10/00043/DEEM** **Hinckley & Bosworth Borough Council**

Consultations:-

No objection subject to conditions has been received from Severn Trent Water.

Appraisal:-

Severn Trent Water has advised there is no objection to this application but recommends conditions relating to the submission of drainage plans for surface water and foul sewage and the prevention of structures being placed within 3 metres of the nearby sewer. These conditions aim to reduce the risk of creating or exacerbating a flooding problem and provide adequate access to the sewer for maintenance and will address the one of the submitted objections.

Recommendation:-

Additional conditions from Severn Trent Water:-

Condition

1 The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

2 There is a public sewer adjacent to the site. No building shall be erected or trees planted within 3 metres of this sewer. The applicant may wish to apply to Severn Trent Water to divert the sewer in accordance with section 185 of the Water Industry Act 1991 or for a Building Over or Close to a Public Sewer Agreement.

Reason

1 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.

2 To maintain essential access for maintenance, repair, renewal and to protect the structural integrity of the public sewer system.