

GUIDANCE NOTES ON PROPOSED DIVERSIONS OF PUBLIC SEWERS

If you are planning a development you should contact the us as early as possible in order to confirm whether any part of the public sewerage system will be affected by your proposals. Minor sewers serving a number of houses often run along the back of properties built prior to the 1940s. These are public sewers and may not be shown on our sewer maps but rear extensions or redevelopment commonly affects them. It is important that you contact us at an early stage if you suspect that a sewer could be present. This will enable us to agree with you the necessary steps to avoid problems in the future. If a public sewer is identified within your land, a diversion may be required.

We need to be made aware of any building work planned close to a public sewer in order to:

- Prevent the sewer collapsing. The extra weight of a new building could cause the sewer to collapse, resulting in structural damage to the new building, an interruption to drainage from other properties and sewage flooding.
- Ensure we have unrestricted access to carry out maintenance and repairs. We need to have access to the sewer and its manholes to inspect the sewer, clear blockages or carry out repairs.

If you find that your proposals could affect a public sewer, you should consider:

- Avoiding the sewer – ensuring your buildings are an appropriate distance away from the sewer – advice from the Authority is available on this matter. Our current policy states that no structure shall be built over or within 3 metres of a public sewer
- Diverting the sewer – If your plans cannot be modified, we will usually require the sewer to be diverted. In most cases a competent contractor will be able to carry out the work. The developer / owner of the property will be responsible for the design and diversion of the existing public sewer although final approval from us is required. The costs for the diversion will be borne by the developer / owner, however we reserve the right to carry out the diversion and seek reimbursement of the costs from you.

No diversion can be carried out on a public sewer without our written agreement.

Information required for assessment

In order for us to consider your proposal for a sewer diversion it would be necessary for you to submit a full design package in accordance with our requirements and as laid down within Manx Sewers for Adoption. The applicant will also be required to enter into an adoption agreement as defined under section 8 of the Sewerage Act 1999.

For all diversions or any work close to a public sewer, you will need to submit a detailed location plan and site layout together with a closed circuit television survey (CCTV) of the existing sewer before you begin work. This will be used to confirm the structural condition and also identify the positions and operational status of any laterals (side drains) connecting to the section of sewer which is to be abandoned. Should laterals be found you must obtain the written consent and authority of the owner of the lateral to reconnect their property to the new sewer. You must ensure that the premises served by the lateral continue to be drained with at least equal effectiveness once the works have taken place. These approvals should be included in your initial submission.

The CCTV survey must be of a good standard and we would recommend the use of an approved government contractor. If we are not satisfied with the quality of the CCTV survey, you will be requested to provide a suitable alternative. A further CCTV will be required upon completion of the works.

No permission is granted by us to enter upon third party land to carry out excavation works. It is the responsibility of the owner/developer to enter into any necessary agreements with third party owners.

If the proposed diversion involves diverting a critical sewer i.e. Trunk or Boundary sewer – we reserve the right to request that a full hydraulic model be carried out prior to any permission being granted. In circumstances involving deep sewers, large diameter sewers, unusual ground profiles or material a separation distance greater than 3m may be required; our advice is to be sought.

In some circumstances, we may wish to use our right to stop your works; it is therefore in your interest to contact us at an early stage in the planning of your works to avoid abortive costs, delays or other problems and to ensure your contractor is competent in sewer works. It should be noted that full planning permission is required to carry out any sewer diversion.

We will inform you of a consent decision within 21 days of receipt of a complete application. We may refuse a diversion where the mode of construction for the sewer diversion is

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such that it does not satisfy the standards reasonably expected by us, in that the works will be detrimental to the public sewer system.

UNDER NO CIRCUMSTANCES must the applicant or his contractor break into or interfere with the flow in the existing public sewer until written approval to do so have been given by us.

Discharge Consents

If the proposed works will involve constructing a new outfall to a watercourse the applicant shall be responsible for obtaining any discharge consents required from the Department of Environment, Food and Agriculture and us.

Health and Safety Considerations

Only competent contractors who can demonstrate that they have the necessary knowledge and experience to work on live sewerage systems will be permitted to undertake the diversion of any public sewer. All contractors must be suitably qualified in respect of current Health and Safety legislation, this includes certified personnel in respect of confined spaces working and all the necessary public indemnity insurances required. We will require a method statement detailing how you are intending to deal with existing flows during the course of the works. Copies of the developers Health and Safety File should also be submitted to us.

On Site Inspections

Once approval for the diversion has been granted by us, a meeting will be setup between your contractor and us. This meeting serves as an opportunity for us to inform your contractor of our exact requirements relating to this diversion.

We will undertake regular inspection on the sewer diversion during the duration of the scheme.

On completion of the works

On completion of the scheme, the applicant/ contractor will need to provide a CCTV survey of the completed diversion and submit this to the Division for final approval. Once all remedial works have been carried out to our satisfaction and full 'As Built' drawings in accordance with Manx Sewers for Adoption (together with a copy of the Health and Safety file for the works) have been submitted, we can commence with the public adoption of the diverted sewer.

Until such time as the diverted sewer has been adopted by us, the responsibility for maintenance (clearing blockages etc) will remain will the applicant.

You are responsible for:

- providing all the information we require to approve the diversion
- ensuring we are in receipt of the completed sewer diversion form together with a section 8 adoption agreement
- appointing a competent contractor
- obtaining planning approval for the proposed development
- obtaining permission form any relevant third party land owners
- paying contractors charges for the cost of the drainage works
- submitting final as built drawings of the diversion to us

Your contractor is responsible for:

- meeting the criteria and obtaining prior approval from us to carry out work on the public sewerage system
- giving at least 21 days notice for inspection of the work on the public sewer
- confirming if the Construction Design and Management Regulations apply to the work, supplying the necessary Health and Safety file
- carrying out the sewer diversion in accordance with our standards
- submitting final as built drawings of the diversion to us

We are responsible for:

- providing assistance with your application
- checking and approving your diversion proposals
- advising your contractor of any known unusual sewer related hazards at the location of the proposed sewer diversion over and above the normal hygiene hazards when working with sewage
- undertaking inspections on site
- adopting the sewer in accordance with Section 8 of the Sewerage Act 1999

For further information or advice please contact:

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