



Lee Norris
Lee Norris Design Limited
27 Eden Way
Winnersh
RG41 5PQ

DS reference DS6154126

developer.services@thameswater.co.uk

0800 009 3921

Monday to Friday, 8am to 5pm

thameswater.co.uk/developerservices

24 March 2026

Notice of consent to indirectly connect to a public sewer

Site address: 74 Waterloo Road, Wokingham, RG40 2JF

Dear Lee,

Thank you for your application for a new sewer connection at the above address.

We are pleased to inform you that we have given our conditional consent for your proposed indirect connection(s) to the public sewer, under Section 106 of the Water Industry Act 1991.

What is this consent for?

This consent is given solely for the legal right of communication (i.e. method/mode of connection) with the public sewer, in accordance with the description in the description box below.

This consent does not and cannot be used to discharge any drainage related planning conditions. Any planning conditions related to drainage should be applied to be removed to the LPA and Thames Waters Development Control team. For pre planning capacity-based enquiries or pre planning concerns regarding our network please make a Pre-Planning Enquiry application. Applications can be made on the Thames Water website.

This Consent does not give you any inferred right to enter or cross land owned by a third party and must not be used to discharge any drainage-related planning conditions. You will be responsible for obtaining any necessary licences and/or permission from the highway authority, planning authority and/or third-party land owners.

You must obtain permission from the owner of the private drainage system you propose to connect to.

Inspections

We usually do not need to inspect your works because your connection as agreed below is to a private drainage system which is not owned or maintained by Thames Water.



Our consent is subject to the below conditions:

Location
74 Waterloo Road, Wokingham, RG40 2JF
Description
Indirect Combined Connection: 1 x indirect foul water drain & indirect surface water drain connection into an existing 150mm internal diameter combined lateral (private) drain, via a new manhole, within the development site. As Per Drawing No. 24-617 - TW001/A

Please note that we will allow ONE amendment to be made to this consent within 12 months from date of issue. Any more than ONE amendment within this time period will entail additional fees. Any amendments sought beyond this time period will require a new application to be submitted.

The reference number for your application is DS6154126 please quote this in any future correspondence.

If you're proposing to build within three metres of a public sewer, or within one metre of a lateral drain, you'll need to apply to us for a separate build over agreement. You can do this via thameswater.co.uk/buildover.

Please take note of the 'Additional guidance/conditions' included below.

If you've any queries, please call our helpdesk on 0800 009 3921 (8am to 5pm, Monday to Friday) or email developer.services@thameswater.co.uk.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Celso De Freitas".

Celso De Freitas
Connection Engineer – Wastewater Connections



Additional Guidance/Conditions

An infrastructure charge will be payable as a result of connecting a property to the public sewerage system for the first time for domestic purposes, under Section 146(2)b of the Water Industry Act 1991. We will invoice this charge separately if applicable.

Please note that this approval only covers the connections detailed in the attached notice. No other works affecting the public sewerage system may be carried out without our written consent.

Under no circumstances should foul water be discharged into the surface water sewerage system. Surface water drainage must not discharge to the foul sewerage system unless otherwise stated in the description above.

It is your responsibility to confirm the exact location, diameter, and invert levels of the public sewer prior to making the connection. You will be held liable for any misconnection (i.e. foul water discharge to a surface water sewer or surface water discharge to foul water sewer) resulting from this connection. You should carry out connectivity surveys to confirm the type of sewer your existing private drains connect to and take appropriate action to rectify if you find cross connections.

When detailing the private drainage, we advise you to assume that the public sewer may occasionally surcharge up to ground level and particular care is needed where development is proposed in low lying areas.

Where the developer/owner/occupier proposes to discharge trade effluent into the public sewer, a trade effluent consent will be required. Trade effluent can be best described as anything other than domestic sewage (toilet, bath or sink waste) or uncontaminated surface water and roof drainage (rainwater). For enquiries and application forms contact your Retailer or visit the Thames Water website at

<https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent>