



Dŵr Cymru
Welsh Water

Multiple properties – adoption of sewerage networks

Guidance Notes

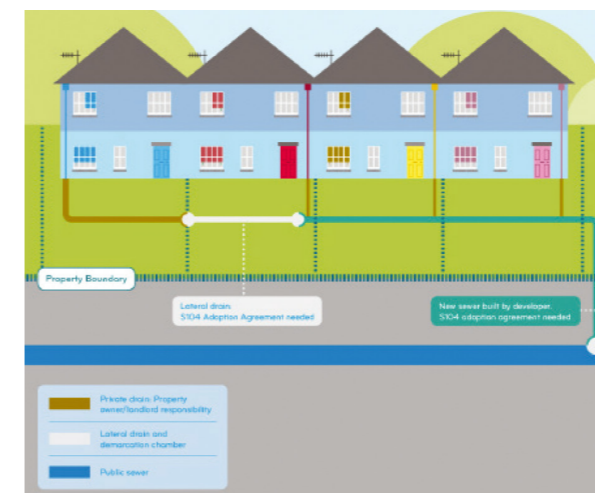


What elements of the network need to be adopted?

If it is your intention to connect sewage from a new property or development into the existing public sewer network, the qualifying elements of the network must be included within an Adoption Agreement with Welsh Water, before we are able to provide you with consent to connect.

This is a mandatory requirement which is set out within the Water Industry Act and applies across all of Welsh Water's sewerage operational area, which includes areas within England.

The provisions ensure that measures are in place to facilitate the future maintenance of all sewers and drains which are outside the boundary of the property they serve. The design of the adoptable foul network must comply with the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains.



SAB changes to surface water adoption

On 7th January 2019, the Welsh Government introduced Schedule 3 of the Flood and Water Management Act 2010. From this date all new developments of more than one building and/ or where the construction area is 100m² or more requires sustainable drainage systems (SuDS) for surface water and the consent of the SuDS Approval Body (SAB). **This change only applies in Wales.**

Please check with the SAB to establish whether your development will require SAB consent. If it does, the SuDS must be designed and built in accordance with Statutory SuDS Standards published by Welsh Ministers. SuDS schemes must be approved by the SAB before construction work begins, the SAB is probably the local authority for the area where you are building and they are best placed to provide you with advice of the SAB process.

We are no longer the appropriate adopting body for surface water sewers within Wales where SAB consent is needed, this is now the SAB.

You will still need to apply for consent to connect to a public sewer. These changes do not influence the mandatory foul sewer adoption provisions which remain in place throughout our operating area.

The extent of what must be included within an Adoption Agreement, is best explained by highlighting the elements of the drainage network which are excluded from the adoption process. These are the private drainage arrangements which only serve an individual property and are located within the properties boundary i.e. the pipework which collects water from roof down pipes, gullies, kitchens and bathrooms.

Every other sewerage asset must be included within an adoption agreement –

- Sewers - must serve more than one property
- Lateral drains - a drain serves a single property, a lateral drain is the section of drain which extends beyond the property boundary
- Pumping stations - serving more than one property
- Pressurized rising mains from pumping stations
- Surface water attenuation systems
- Any other sewerage ancillary which the network relies on to perform.



What must I provide with my application?

The level of detail we require to enable us to assess your adoption proposals can differ significantly depending on the complexity of your drainage arrangements and the size of your development. There are two main categories –

- Developments of 10 or less properties where only the foul sewer network is proposed (requires) adoption.
- Large developments with more than 10 properties or those which incorporate surface water networks and sewage pumping stations.

Below is a detailed explanation of the information we require for applications within the different categories.

It is important that you provide all of the necessary information with your first submission, this speeds up the assessment process and avoids the need for multiple design re-submissions. We actively support early engagement with yourself and your designer ahead of the preparation of detailed sewer designs. This is particularly advantageous when the design needs to incorporate complex elements such as large surface water attenuation structures, pumping stations or other complex site constraints.

If your application is incomplete, you will be notified in writing of any omissions and asked to provide the missing detail, before any comment is made on previously submitted detail.

When considering the adoption of sewerage networks serving large developments, we recommend that you consider subdividing the agreement into a number of differing smaller phases. This enables us to adopt portions of the sewerage network as your construction programme progresses and customers start to occupy the new properties.



What is the process?

A flow diagram showing the complete process can be found on our website along with details of our response times. These can be found under 'Adoption of Proposed Sewerage' within the Developer Services section of our web site (www.dwrcymru.com/developer-services).

Once you provide an application containing all of the information outlined below, we will be able to assess your application. Your application will have a unique reference number, please make reference to this number when you make any additional submissions or contacts in relation to this development. The application will also be allocated to a specific office based Project Engineer who will either approve your application or advise you of any amendments which are required at this stage.

When we are satisfied with your proposals, we will issue technical approval of the design and request further copies of your drawings and payment of the technical vetting/supervision fee.

The receipt of the above, enables us to instruct our legal team to commence the preparation of the adoption agreement. It is important to highlight that until the agreement is in place, no construction of the asset included with in the agreement can commence.



What happens once the agreement is in place?

You will receive written confirmation when the adoption agreement is in place and you will then be able to commence the installation of the adoptable sewage network. Please notify our Developer Services Team prior to your commencement of works so that we can schedule visits from our site based staff to ensure that the standard of construction is appropriate.

Telephone - 0800 917 2652

Email - Developer.Services@DwrCymru.com

We will also send you a Sewer Connection Application form. New connections to the public sewer network cannot take place until you are in receipt of our written approval. Full details and guidance notes which support of the sewer connection process and be found on the 'Connecting to a Sewer' Section within the Developer Services section of our website.

Our site based staff will continue to visit your development site for the duration of the adoptable sewerage construction period. Please ensure that either our site or office based representatives are alerted to any changes in your sewerage layout / design details at the earliest opportunity after construction works have commenced.

Following completion of the works (or phase of works) we will undertake a joint inspection of the manhole chambers and you must provide an internal CCTV condition survey of the network (excluding lateral drains). We will alert you to any defects which are discovered.

At this juncture we also need to take account of the usage of the network i.e. the proportion of properties which are occupied / in use. Please contact the relevant Project Engineer within Developer Services Team to relay occupation details.

If an agreed number of properties are occupied and no defects remain with the adoptable network we will formally adopt (vest) the sewerage network.

You will receive written confirmation that we are now responsible for the future maintenance of the network and the commencement of the 12 month Defects Liability Period (DLP). If any structural defects are encountered during the DLP, we will alert you and discuss their remediation. At the end of this period we will undertake a joint final inspection of the manhole chambers to ensure that the system remains in an acceptable condition. We may also require a further CCTV survey.

Once a final inspection has been undertaken, and the works have been confirmed to be acceptable, we will conclude the agreement and inform your surety provider.

How much does it cost?

There are costs associated with the application process. Our fee for technical vetting and supervision is outlined in our Developer Services Schedule of Charges. You will also be required to provide a surety, to ensure that monies are set aside that will guarantee completion of the works by us, should you fail to do so. This is currently calculated as 33% of the estimated cost of the adoptable drainage works.

We can consider a cash surety be provided for sums up to, but not greater than £2000. For all surety values in excess of £2000, surety must be provided by a suitable provider (e.g. an independent bank or financial institution). Please ensure a suitable surety provider is sourced and named within the enclosed S104 proforma. The surety will be returned when the Section 104 process is completed.

Your construction costs, any remedial works and CCTV condition survey costs also need to be considered.

You will also be responsible for the payment of the appropriate legal costs associated with setting up the Adoption Agreement.



Multiple property development, less than 10 buildings with a foul sewer only connection

What information does Welsh Water need to assess my application?

1. Development location/site layout plan (Scale 1:500 minimum)

- Your plan must include a north point and details which enable the location of the land to be easily identified e.g street names, adjacent properties etc
- Your plan must include all adoptable assets, coloured as follows:
 - Foul sewer or lateral drain
 - Development Boundary
 - Offsite Easement (only required if the sewer or lateral drain is in private land. Relates to the easement land and not the sewer or lateral drain.

2. Longitudinal sections (Scale 1:500 horizontal/1:100 vertical)

Sections should include details of pipe sizes, materials and gradients. Alternatively, you can document this detail within a schedule which captures the same detail.

3. Construction details (Scale 1:20)

These must comply with the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains. The document includes examples of the construction details you must use.

4. Connection details to the public sewer

You must demonstrate how you plan to connect to the existing public sewer (mode of connection).

5. Hydraulic connections

This is needed to confirm the effective performance of the adoptable network for Sewers/Lateral Drains. Please note that the minimum gradient of sewers and lateral drains must comply with the following - 150 mm nominal internal diameter gravity sewer is laid to a gradient not flatter than 1:150 where there are at least ten dwelling units connected; or, a sewer or lateral drain with a nominal internal diameter of 100mm, or lateral drain serving ten or less properties is laid to a gradient not flatter than 1:80, where there is at least one WC connected and 1:40 if there is no WC connected.

6. Copies of relevant consents

If sewers are located within private land outside the development boundary, we will require details of the land owner to formalise the easement.

7. Evidence of title

For the land / property being served by the new sewer.

8. Cost estimate

Of the proportion of work which are included within the adoption agreement.

9. Adoptable sewerage build programme

When do you intend to start works on installing the sewerage network?



Multiple property development, more than 10 buildings

What information does Welsh Water need to assess my adoption application?

1. Development location/site layout plan (Scale 1:500 minimum)

- Your plan must include a north point and details which enable the location of the land to be easily identified e.g street names, adjacent properties etc
- Your plan must include all adoptable assets, coloured as follows:
 - Foul sewers and lateral drains
 - Surface water sewers and lateral drains
 - Combined sewers and lateral drains
 - Pressurised rising main
 - Sewerage pumping station
 - Development Boundary
 - Offsite Easement (only required if the lateral drain is in private land)
 - Adjoining land (parcels of land effected by any offsite easements)

2. Phasing plan

If you chose to subdivide the adoption agreement to facilitate the quicker adoption of the developments sewerage network. Should be linked to the build programme.

3. Longitudinal sections (Scale 1:500 horizontal/ 1:100 vertical)

Sections should include details of pipe sizes, materials and gradients.

4. Construction details (Scale 1:20)

These must comply with the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains. Both documents include examples of the construction details you must use.

5. Pumping station details (Scale 1:20 or 1:50)

Welsh Water's pumping station design addendum is available within the Developer Services Section of our web site.

6. Connection details to the public sewer

You must demonstrate how you plan to connect to the existing public sewer (mode of connection).

7. Hydraulic calculations

Needed to confirm the effective performance of the network for - Sewers/Lateral Drains - Pumping Stations/Ancillaries

8. Copies of relevant consents

These can include –

- If your sewers are proposed to connect to a public sewer and are subject to SAB approval, please provide a copy of their consent with your application
- If sewers are located within private land outside the development boundary, we will require details of the land owner to formalise the easement.

9. Evidence of title

For the land / property being served by the new sewer.

10. Cost estimate

Of the proportion of work which are included within the adoption agreement. Costs should relate to each specific phase.

11. Adoptable sewerage build programme

When do you intend to start works on installing the specific phase of the sewerage network/



Contact Us:

We're always here to help...

Call

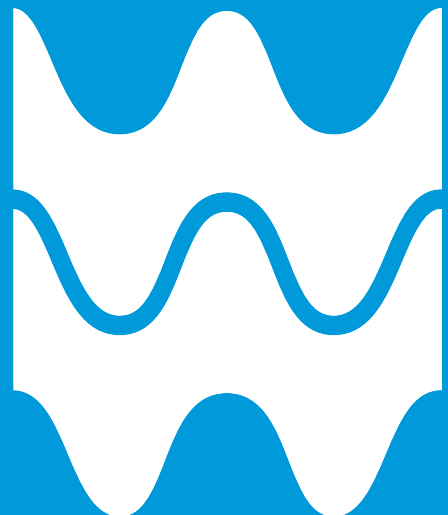
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