



## Connection to our sewer with our consent

### Section 106 Consent to Connect: terms and conditions

1. Consent by Thames Water for the applicant to connect to the public sewer is subject to acceptance of these terms and conditions.
2. Consent to connect to the public sewer should not be used to discharge any planning conditions or be used as technical approval for sewer adoptions under Section 104 of the Water Industry Act 1991.
3. No works affecting the public sewerage system may be carried out without Thames Water's prior written consent.
4. 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 by virtue of Section 146(2)b of the Water Industry Act 1991. We will invoice this charge separately if applicable.
5. Confined space entry procedures must be observed when breaking into the existing public sewerage system.
6. No access is permitted into a Thames Water public sewer manhole prior to obtaining a TWOSA (Thames Water Operational Safety Authorisation) in order to carry out the works.
7. It is the applicant's responsibility to ensure any appointed private contractor is competent to carry out the approved connection
8. Surface water drainage must not discharge to the foul sewerage system or foul water into the surface water system. If you want to discharge surface water directly to a soakaway or to a watercourse, you will need to obtain the consent of the Environment Agency or the land drainage authority.
9. When detailing the private drainage, you should assume that the public sewer might occasionally surcharge up to ground level, and particular care is needed where development is proposed in low lying areas.
10. The applicant is responsible for obtaining any easements for crossing third party land or licenses from the highway authority when a private contractor is employed by the applicant to construct the lateral drain.
11. All requirements and directions of the highway authority must be observed and signing, guarding and lighting will be required at all times in accordance with Chapter 8 of the Department of Transport's Traffic Signs Manual 2009.
12. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. For groundwater permit queries, call our risk management team on 0203 577 9483 or email [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed from the 'Trade effluent' section of our website.
13. 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 and groundwater) or uncontaminated surface water and roof drainage (rainwater). For trade effluent queries, call our trade effluent team on 0203 577 9200 or email [wwqservicedesk@thameswater.co.uk](mailto:wwqservicedesk@thameswater.co.uk). Application forms should be completed from the 'Trade effluent' section of our website.

## Technical design

14. It is the applicant's responsibility to check and confirm the invert levels of the main sewer/connection prior to making the connection.

15. The design and construction of a new sewer system is regulated and consented using two sections of the Water Industry Act:

- a. The S104 sewer adoption process allows Thames Water to take responsibility for new sewer assets constructed in accordance with 'Sewers for Adoption', 7<sup>th</sup> edition, and
- b. The S106 sewer connection process allows the statutory sewerage undertaker to allow applicants to undertake connection works, to allow the development to discharge into an existing public sewer asset.

Please note that a typical new development will require both a S104 and S106 application to be made.

16. S106 connections typically involve the alteration of an existing sewer asset to create a new manhole or branch. Connection work under S106 does not directly follow the same standards in 'Sewers for Adoption', 7<sup>th</sup> edition, as this standard relates to new build work, and is not appropriate for modification of existing sewers.

17. Thames Water will require, where appropriate, that the connection is made using 'like for like' materials to that used by the existing sewer to be modified. The materials required for new connections are scheduled in the table below for clarity.

Existing sewer connection point and material	Permitted connection materials
Concrete sewer run	New concrete manhole, as specified in 'Sewers for Adoption', 7 <sup>th</sup> edition (or concrete junction if agreed by Thames Water)
Clay sewer run	New concrete manhole, as specified in 'Sewers for Adoption', 7 <sup>th</sup> edition (or clay junction if agreed by Thames Water)
Pitch fibre sewer run	New concrete manhole, as specified in 'Sewers for Adoption', 7 <sup>th</sup> edition (or plastic junction if agreed by Thames Water)
Plastic sewer run located in the highway	New concrete manhole, as specified in 'Sewers for Adoption', 7 <sup>th</sup> edition (or plastic junction if agreed by Thames Water)
Plastic sewer run located outside of the highway (or vehicle traffic area)	New concrete manhole, as specified in 'Sewers for Adoption', 7 <sup>th</sup> edition (or plastic junction if agreed by Thames Water)
Existing concrete / masonry manhole	Amend existing manhole using rigid material to achieve 'Sewer for Adoption' 7 <sup>th</sup> edition standard
Existing flexible manhole	Utilise existing spare branch or amend chamber using manufacturer's recommended material
Other (other material, pumping station or sewage treatment works)	Consult undertaker

18. Demarcation chambers must be constructed on the lateral drains at property boundaries or as near to the property boundaries as possible. Demarcation chamber design will be assessed as part of the S104 application in accordance with 'Sewers for Adoption', 7<sup>th</sup> edition, and the drainage between the demarcation chamber and the point of connection will be adopted by Thames Water via the S104 vesting process if Thames Water is satisfied that it meets the requirements.

19. Connections into manholes must be made at soffit level, and 'with the flow'. Backdrops must be constructed outside the manhole chamber.

20. Sewer pipe level, materials and dimensions should be verified on site by careful inspection prior to cutting the pipe.

21. Where junction connections have been agreed by Thames Water, these must be made by cutting in a purpose made junction, and jointed using 'flexible couplings'. The junction material shall be 'like for like' as the table above. The use of saddles will not normally be permitted.

22. Sewers are typically jetted at high pressure to remove blockages. The puncture resistance of some materials means that only lower pressures can be used (plastic, pitch fibre, etc) when jetting stubborn blockages. Since the identification of pipe materials is difficult in blocked pipework, it is preferable to avoid the use mixed materials in single pipe runs. Thames Water has adopted a policy of 'like for like' in accordance with the table above, to allow field operatives to select the correct jetting pressures while working on sewer assets which may contain new connections.

23. The connection to our sewer will need to be inspected by us before the trench is backfilled. We require at least five working days' notice before the connection works begin to ensure we can attend site. You can arrange our attendance by calling 0800 009 3921. If the work does not meet the requirements, Thames Water may refuse a completion certificate if suitable remediation works are not completed by you.

24. The load class of the cover and frame shall suit the location in accordance with 'Sewers for Adoption', 7<sup>th</sup> edition.