

Paul,

Enclosed are the documents we received from the Architect on Friday.  
The conditional approval doesn't seem to be a problem, but to me who has no experience, the drainage could be a different matter.

United Utilities have shown there are two Public Sewers on the land. One we know about and was the blocked section to the road and drop shaft.

The other is there, under an inspection grid near the garage, but the pipe has been filled with soil for years, leading us to believe that it was old and not used.

UU probably need telling about this, as otherwise the damage could be attributed to the building of this extension at a later date.

Also, they are asking for CCTV of the drains before the commencement of work. They are a bit late for this obviously, but surely should this be done now it has been brought to our attention. It's probably not a good idea to ignore UU request on as they could be awkward later on.

I don't understand why the Building Inspector didn't mention it when he came to see the footings for the garden retaining wall.

Secondly, as there are public sewers on the land means that the drains were shared by other properties at some time, and may still be.

It is logical to assume that both these semis shared the pipe-work, and although the architect has shown the drain removed, no survey was done to ascertain that this is correct.

I wouldn't like to have a drain removed that served the neighbours and find out too late. If it needs to be in there, then it looks to me like it will have to go through the extension somehow, but I am no expert.

Having never been in this position before I don't know what to do, but I'm sure it has to be done right. Possibly some kind of survey on the drains?

Maybe I should phone this Ms J Lowe who the United Utilities letter is addressed to and explain what is going on?

I will discuss with you later.

Cheers,

Mark