

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 5th September 2023

ITEM 7 – 9 Park Road – 23/00321/OUT.

Additional Consultation Response from Severn Trent Water

The company's observations regarding sewerage are as follows:

No objections to the proposals subject to the inclusion of a condition requiring the submission, approval and implementation of drainage plans for the disposal of foul and surface water.

Severn Trent Water advise that there is a public 225mm combined sewer located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. The applicant is advised to contact Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is **vital** therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

NO BUILD ZONE: 100mm to 299mm diameter – 3m either side of the pipe, measured from the centreline of the sewer.

NOTE: we would not permit a surface water discharge into the public combined sewer, and recommend the applicant seeks alternative arrangements – please note, we would insist soakaways and other SUD techniques are investigated before considering a discharge to the public surface water sewer with restricted rates.

IMPORTANT NOTE: This response only relates to the public wastewater network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

Additional comments from Neighbour

This proposed building plan is outrageous and has increased the height of the original building immensely and as this immediately overlooks my garden this intended plan will remove all privacy. The building as it stands is simply a walled area with no intrusive windows.

Gloucester City Homes will be responsible for housing people there. Gloucester City Homes have another housing responsibility in the square that I live, and it is important to understand that as my home backs onto the rear of 9 Park Road, that this is the only area of private personal space to me, where it's relatively quiet, and where my daughter and son both enjoy sitting in the garden.

There are daily issues with extreme levels of anti-social behaviours from the GCH and YMCA buildings in St Michael's Square. Will be surrounded by anti-social behaviour. Aggression, screaming during the night, open drug use, setting fires etc regularly take place. The emergency services are in the area regularly.

People regularly sit in the community garden at the top of the square, exhibiting aggressive behaviour.

I have lived here for 16 years and is a family home, and it's rather unfair to have the privacy of our garden taken away, in order to house people that seemingly have zero respect for the area.

This once immensely respected area needs some sort of support, before its completely overrun with extreme anti-social behaviours.

It is too much, there are already flats being built on any available space anywhere and everywhere.

The building itself has heritage and is of some importance, do you really think its so necessary to destroy such a significant building, in order to house more people, in an already overcrowded city.

OFFICER RECOMMENDATION

The recommendation set out in Section 7 of the report remains unchanged with the inclusion of the following additional note recommended by Severn Trent Water:

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