



Dŵr Cymru
Welsh Water

Building an extension?

If you plan to build over (or close to) one of our sewer pipes or lateral drains, you'll need to let us know – to help protect our pipes, and keep your property safe.

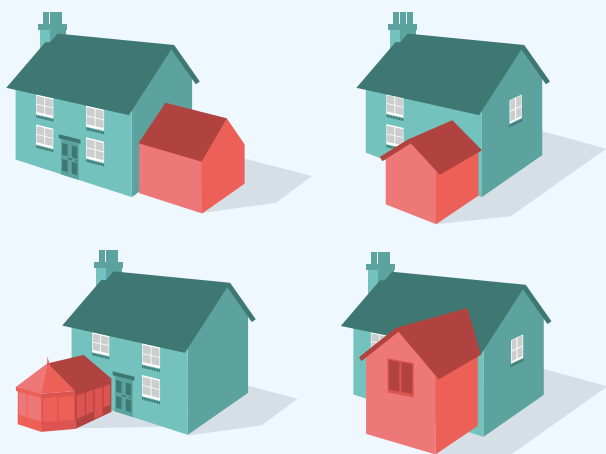




Think ahead

Building an extension, conservatory, annexe or garage? Before you put that spade in the ground, take a look around.

Are there any sewer pipes or lateral drains within your land? And if so, who owns them? If Welsh Water is responsible for the pipes, you need to let us know, so that we can help make sure things run smoothly.



Protecting the pipes (and you)

Welsh Water's sewer network is made up of over 30,000 km of pipes – enough to stretch to Australia and back! So, there's a good chance there is a sewer or lateral drain close to where you intend to build.

If you're planning to build over (or within 3 metres of) our pipes, you'll need to let us know.

So if you tell us where and when you want to build, we can work together to make sure your home, and our pipes, are protected – during and after the work.

Let us know

Welsh Water owns all public sewers in our area – that's most of Wales, Hereford and parts of Deeside – and we're responsible for looking after them.

By now you may have got Planning Permission or Building Regulations approval for your build – but this does not give you permission to build over, or close to, lateral drains and sewers that are owned by Welsh Water.

If you tell us you're building near to one of our sewers, we can ensure:

- The sewer stays in good condition
- Building work doesn't damage the sewer
- We can access the sewer in the future, to maintain it in the long term
- You and any future owners can have peace of mind that your property and pipes serving it have been properly protected



Who is responsible for the pipes?

As a property owner, you are responsible for private drains (see diagram) that are within your boundary – as long as they serve only your property. This includes underground pipes, and the gutters and downpipes attached to your property. Welsh Water are responsible for the drains which run outside of your boundary and connect to the public sewer network. So when your pipe leaves your boundary, it becomes our job to look after it. But ... sometimes there may be pipes running inside your boundary which serve multiple properties (for example, your neighbours). If this is the case, we're responsible for looking after these sewers, too.



- **Private Drain** – the drainage system within your property boundary which only serves your property.
- **Public Lateral Drain** – the section of drain which connects your property to the public sewer network and is located outside the boundary e.g. neighbour's garden, the highway or other land.
- **Public Sewer** – a wastewater pipe which joins more than one property and is connected to the existing sewer network.

This diagram shows who's responsible for what. You can find more examples of which pipes are owned by Welsh Water on our website dwrcymru.com/developer-services



Get in touch...

It's important that you let us know as soon as possible, if you're planning to build over (or close to) one of our pipes.

To get in touch or find out more...

Visit our website:

dwrcymru.com/developer-services

Call us on 0800 917 2652

Email: developer.services@dwrcymru.com

