

How far can we build from a municipal drainpipe?

Monday, 30 June 2014

Just a bit of advice please, we need to build a flat in the back yard. The problem is there is an underground municipal sewer drain pipe running through the yard about a metre from the wall with a manhole in the corner. I have been told that if you want to build then you need to be a certain distance away from the pipe. Can I get permission to build closer and what steps can I follow to do the right thing?

Les replies:

The new Zoning regulations allow you to build 2m away from your property boundary (previously 3m). The issue with the sewer drain is that you will need to have an engineer look at the pipe with respect to its depth below the ground to make sure that the foundations of the building do not interfere with it. There is normally no difficulty with building 1m away from a domestic sewer pipe unless there is a servitude registered over the pipe or if the pipe is quite deep. Your local municipality will have record of any registered servitude and will be able to advise you further.