

Ribble Valley Borough Council
By email

Your ref: 3/2022/0166
Our ref: DC/22/811
Date: 19-APR-22

Dear Planning Team

Location: Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS
Proposal: Discharge of conditions 4 (Highways), 8 (CEMP), 11 (Drainage) and 12 (Drainage verification)

United Utilities wish to make the following comments regarding the proposal detailed above.

Drainage

Further to our review of the submitted documents, Drawing 200903-EDGE-XX-XX-DR-C-2004, Rev P04 - Dated 27.8.21, United Utilities recommends that condition 11 is not discharged. This is because we have not seen any evidence of infiltration to ground being investigated or tested. We request infiltration to ground be investigated and evidence be provided for assessment.

Furthermore, as a S185 sewer diversion/abandonment is fundamental to the planning layout, we recommend the applicant secures agreement from United Utilities on this matter before seeking to discharge conditions which relate to drainage.

We recommend the Lead Local Flood Authority along with any other statutory consultee, is also consulted on the proposal.

The applicant can discuss further details of the site drainage proposals with Developer Engineer, **Shoaib Tauqeer**, by email at wastewaterdeveloperservices@uuplc.co.uk.

Water main

The applicant has not provided any indication of their intention relating to the water main; how it will be maintained/abandoned.

The applicant must comply with our '*Standard Conditions for Works Adjacent to Pipelines*' (a copy of which is attached) to ensure pipelines are adequately protected both during and after

the construction period. This includes information regarding our required access and clearances for any crossings, including services.

If they have not already done so, we strongly recommend they contact our Developer Services team to discuss their proposals. See 'Contacts' section below.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

Planning, Landscape and Ecology Team

Useful information for the applicant:

1. WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

2. UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

United Utilities will not allow building over or in close proximity to a water main.

United Utilities may not allow building over or in close proximity to a public sewer.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional

load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary. Any construction activities in the vicinity of our assets must comply with our 'Standard Conditions for Works Adjacent to Pipelines' or national building standards.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. Please see 'Contacts' section below.

3. CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.