

J Machole
 Ribble Valley Borough Council
 Council Officers, Church Walk
 Clitheroe
 BB7 2RA

19 JUL 2011		Direct Line 01925 678309
FOR THE ATTENTION OF		Direct Fax tracy.churchman@uuplc.co.uk
Your ref	3/2011/0537	
Our ref	DC/11/2710	
Date	18-JUL-11	

Dear Mr Machole,

Location : Fort Vale Engineering, Calder Vale Park Simonstone Lane, Lancashire
Proposal : erection of new investment Casting Foundary at rear of operational site

Thank you for your planning consultation of 14 July 2011.

This response is based on the details submitted on the planning application form; any changes to the planning application will invalidate this response.

I will have no objection to the proposal provided that the following conditions are met: -

- In accordance with PPS25 surface water should not be allowed to discharge to foul/combined sewer as stated in the planning application. This prevents foul flooding and pollution of the environment. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

The applicant must discuss full details of the site drainage proposals with John Lunt, Developer Enquiries Team at planning.liaison@uuplc.co.uk

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

United Utilities encourages the use of water efficient designs and development wherever this is possible. The most up to date advice for water efficiency and water efficiency products can be found at Water wise who have recently published a best practice guide on water efficiency for new developments. We would encourage utilisation of the following water efficiency activities:

Installing the latest water efficient products, such as a 4.5l flush toilet instead of the 6l type. Minimise run lengths of hot and cold water pipes from storage to tap/shower areas. This minimises the amount of waste during the time the water goes from cold to hot. Utilising drought resistant varieties of trees, plants and grasses when landscaping. Install water efficient appliances such as dishwashers, washing machines.

United Utilities offers a fully supported mapping service at a modest cost for our electricity, water mains and sewerage assets. This is a service, which is constantly updated by our Map Services Team (Tel No: 0870 7510101) and I recommend that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

Please note that a copy of these comments has been forwarded to the agent.

Yours Sincerely

Tracy Churchman
United Utilities
Asset Protection