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

Your ref	3/2011/0662
Our ref	DC/11/3720
Date	10-OCT-11

Dear Sir/Madam,

Location: Calder Vale Park Simonstone Lane Simonstone BB12 7NX
Proposal: Erection of a research & development building

Thank you for your planning consultation of 18 August 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: -

- This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge directly in to the adjacent watercourse and may require the consent of the Environment Agency.

If this proposal results in a trade effluent discharge to a public sewer, the applicant may need Trade Effluent Consent. The applicant must discuss this with our Regulatory Controller, (Tel No: 01772 877334) to determine whether consent would be granted.

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.

We can readily supply water for domestic purposes, but for larger quantities we will need further information.

United Utilities offer a fully supported mapping service at a modest cost for our water mains and sewerage assets. This is a service, which is constantly updated by our Property Searches 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, due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction, please contact a Building Control Body to discuss the matter further.

Yours Sincerely

Tracy Churchman
United Utilities
Asset Protection