

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

Direct Line 01925 678308
Planning.Liaison@uuplc.co.uk

Your ref 3/2011/0892
Our ref DC/11/4624
Date 24-NOV-11

Dear Sir/Madam,

Location : Land off Milton Avenue Clitheroe Lancashire BB7 2HX
Proposal : Proposed residential development - approx 31 dwellings

Thank you for your planning consultation of 04/11/11.

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

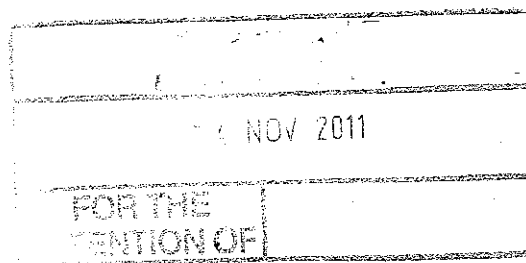
I will have no objection to the proposal provided that the following conditions are met: -

In accordance with PPS25 surface water should not be allowed to discharge to the foul/combined sewer as stated in the planning application. This will help to prevent 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 either soakaway or watercourse and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

The Wastewater Treatment Works serving the site is nearing its capacity. I therefore request a condition to be attached to the application requiring the developer to contact the Local Authority confirming how surface water will be managed. The applicant must discuss full details of the site drainage proposals with Graham Perry (Wastewater Asset Protection) contactable on 01925 678311 or planning.liaison@uuplc.co.uk. Please continue to consult United Utilities on all significant development proposals in this area.

If any sewers on this development are proposed for adoption then the developer should contact our Sewer Adoptions Engineer Colin O'Mara on 01925 679358

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

Lorna Church
Asset Protection
United Utilities