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

<b>Your ref</b>	3/2011/1071
<b>Our ref</b>	DC/12/802
<b>Date</b>	05-MAR-12

Dear Sir/Madam,

**Location: Land at Chapel Hill, Longridge, Lancashire**  
**Proposal: Erection of 52 Dwelling and conversion of barn to dwelling**

With reference to the above planning application,

This response is based on the details submitted on the planning application form.

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 to the soakaway/watercourse and may require the consent of the Environment Agency.

We would request that a condition is attached to any planning approval stating that 'No development approved by this permission shall be commenced until a scheme for the disposal of foul & surface water has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed & completed in accordance with the approved plans.

- A large diameter water main runs along the southern boundary of the site. As we need access for operating and maintaining it, we will not permit development in close proximity to the main.

A modification of the site layout, or diversion of the main at the applicant's expense, may be necessary.

This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense.

Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.

You will need an access strip of 10m.

Our water mains will need extending from Preston Road, Longridge to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

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 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). It is the applicant's responsibility to demonstrate the exact relationship 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

Daniel McDermott  
Developer Services & Asset Protection  
United Utilities