

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

Your ref: 3/2012/0269
Our ref: DC/12/1656
Date: 11-MAY-12

Dear Sir/Madam

Location: land adjacent to Myerscough Road Mellor Brook Lancashire
Proposal: Erection of office development on open storage site, including parking and servicing area

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 public sewer.

- Surface water must discharge to either soakaway or directly to the nearby Mellor Brook watercourse and may require the consent of the Local Authority. Surface water cannot be allowed to drain to the public sewer network because there are registered flooding issues downstream.
- We would ask that a condition is attached to any 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

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 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