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SW
United Utilities Water PLC
Developer Services & Asset Protection
Thirlmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP

Telephone 01925 678308
Planning.liaison@uu plc.co.uk

Your ref: 3/2012/0327
Our ref: DC/12/1628
Date: 14-MAY-12

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

Dear Sir/Madam,

Location: Land to the east of, Clitheroe Road, Whalley Lancs
Proposal: Mixed use development comprising of residential, nursing home, car parking and open space

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

With reference to the above planning application, I will have no objection to the proposal.

United Utilities does have capacity within its wastewater infrastructure to serve this proposal on the basis of planning permissions granted up to Thursday 12 April 2012.

If further planning permissions have been granted since this date or are granted before this application is determined, the position may change. United Utilities asks the local planning authority to inform United Utilities of any planning permissions granted within the catchment for Whalley Wastewater Treatment Works.

In the grant of any planning permission for this development, United Utilities asks the local planning authority to attach a condition to any approved planning permission which specifies the development shall only be implemented in accordance with the submitted parameter plan and that the proposed nursing home shall not exceed 50 beds in accordance with the submitted planning application form. The suggested condition is:

The development hereby approved shall not exceed 55 dwelling units (Use Class C3) in accordance with the submitted Parameter Plan reference PL1158.M.104 and dated 28 March 2012. In accordance with the submitted application forms, the nursing home (Use Class C2) shall not exceed 50 beds.

This condition is requested so that there is no ambiguity in the decision notice over what amount of development has been approved.

The submitted flood risk assessment states that the applicant proposes to connect the foul sewage network at two different locations. The final paragraph on page 15 of the flood risk assessment states:

As previously proposed the development may connect to the public sewer as follows:

West Area To the existing 225mm diameter public sewer running through this area of the site (at manhole 5601 or a new manhole just downstream)

East Area To the public sewer located in Brookes Lane.

United Utilities has asked the developer to confirm in writing how the West and East Areas are defined by specifying the amount of development to be connected to the two different locations. The response, an email dated 9 May from Rebecca Ellis of Weetwood, has been received and is enclosed. On the basis of this information, we request the following condition:

Prior to the commencement of development, a scheme for foul and surface water drainage shall be submitted to the local planning authority for written approval. The drainage scheme shall be implemented in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network at the two connection points identified in the flood risk assessment submitted by Weetwood dated March 2012 and the amount of development connecting to each of the two chosen connection points shall be in accordance with the email from Rebecca Ellis of Weetwood dated 9 May 2012.

United Utilities also requests the attachment of the following condition to any planning permission granted:

The site must be drained on a separate system with only foul drainage connecting into the public sewer. No surface water shall be allowed to drain into the public sewer.

We would like to make the developer aware that a public sewer crosses this site and we will not permit building over it. We will require an access strip width of 6 metres, 3 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with Graham Perry Developer Enquiries Analyst by email, planning.liaison@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

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.

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.

The provision of a mains water supply could be expensive.

Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers. Our water mains will need extending 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.

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.

Yours Faithfully

Gemma Silcock
Developer Services and Asset Protection, United Utilities