



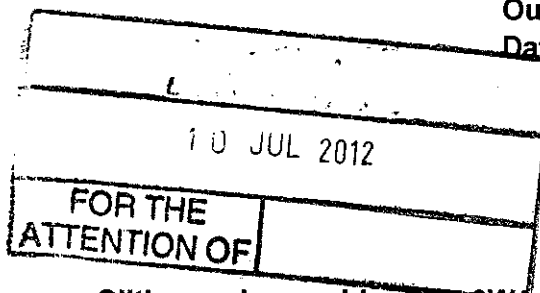
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Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA

Your ref: 3/2012/0346
Our ref: DC/12/1991
Date: 10-JUL-12



Dear Sir/Madam

Location: Land Off Hey Road, Barrow, Clitheroe, Lancashire BB7 9WA
Proposal: Outline Application for mixed B1, B2 and B8 industrial use including means of access

With reference to the above planning application,

Further to your recent submission of a load & flow impact assessment in relation to planning application 3/2012/0346 for a development at Accrington Rd Whalley, South Ribble, I can confirm that modeling work has been completed and we can make the following comments:

- The results indicate that the additional foul flows from the development do have a minor detrimental impact to the surface flooding seen downstream, but not to a level that the foul flows require attenuation on site.
- The small increase to Whalley Relief CSO (RIB0043) downstream of the development is negligible and once again there is no need to attenuate the foul flows.
- The current assessment for the additional flows from the new development are based on the foul flows gravitating into the existing sewer network, however if the flows are pumped, the maximum discharge rate will have to be supplied and the assessment will require further investigation.

In summary we can confirm that your proposals are acceptable at this time but we would seek to review this position if planning permission is granted for other developments in the locality of this site that may have a detrimental impact to the Whalley sewer network in advance of your development obtaining planning approval.

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.

The provision of a mains water supply could be expensive.

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