

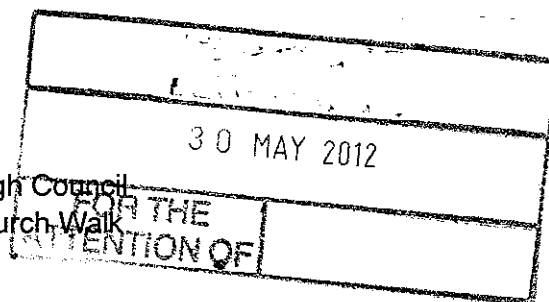


5835 SW

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



Your ref: 3/2012/0394
Our ref: DC/12/2039
Date: 30-MAY-12

Dear Sir/Madam

Location: Land around Primrose Mill Woone Lane Clitheroe
Proposal: 78 units

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 combined sewer. Surface water should discharge directly to the watercourse which was previously agreed with the EA. This will ensure that the risk of flooding to the downstream network is reduced and that the impact the the relieving WWTW is reduced.
- A public sewer crosses this site and we will not permit building over it. We will require an access strip width of 10 metres, 5 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.
- 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.'

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. 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

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