



04 JUL 2012	
FOR THE ATTENTION OF	

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

Telephone 01925 678308
Planning.liaison@uuplc.co.uk

Your ref: 3/2012/0497
Our ref: DC/12/2552
Date: 04-JUL-12

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

Dear Sir/Madam,

Location: Strawberry Fields Main Street Gisburn Lancashire BB7 4HN
Proposal: 7 no. affordable housing dwellings and 14 no. open market dwellings.

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 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. Due to downstream flooding issues, surface water should discharge to the soakaway or directly to watercourse and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public sewerage system we will require the flow to be attenuated to a maximum discharge rate determined by United Utilities.
- We would request 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

Gemma Silcock
Developer Services and Asset Planning, United Utilities