

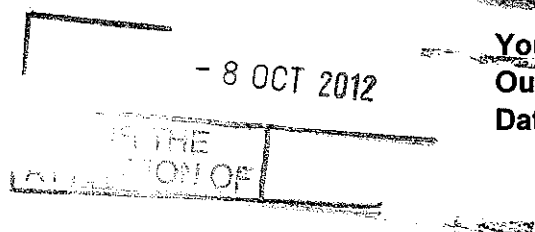


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United Utilities Water PLC
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Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA



Your ref: 3/2012/0617
Our ref: DC/12/3072
Date: 08-OCT-12

Dear Sir/Madam

Location: Land off Clitheroe Road Barrow, Clitheroe Lancashire
Proposal: Outline Application for a proposed residential development

With reference to the above planning application,

I will have no objection to the proposal subject to the attachment of all the below mentioned conditions. Please note there are 5 conditions in total.

- United Utilities does have capacity within its wastewater infrastructure to serve this proposal on the basis of planning permissions granted up to Thursday 6 September 2012, however, please note that there are now a number of applications / appeals under consideration in the catchment for the wastewater treatment works by both the planning inspectorate and the local planning authority at the current time. If further planning permissions have been granted since this date or are granted before this application / appeal is determined, the position may change. United Utilities asks the planning inspectorate / 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 / planning inspectorate to attach a condition to any approval which specifies the development shall only be implemented in accordance with the submitted parameter plan and that the proposed development shall not exceed 7 dwelling units in accordance with the submitted planning application form. The suggested condition is:

1. The development hereby approved shall not exceed 7 dwelling units in accordance with the submitted application forms

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

2. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the local planning authority. No housing shall be

occupied until the approved foul drainage scheme has been completed in accordance with the approved details

3. Prior to the commencement of any phase of development, details for how foul and surface water shall be drained on separate systems shall be submitted to the local planning authority and approved in writing for that phase. The development shall be completed, maintained and managed in accordance with the approved details.

This condition is requested to ensure that the site is drained on separate systems for foul and surface water.

4. Prior to the commencement of any development, details for surface water drainage, based on sustainable drainage principles and evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, no surface water shall discharge into the public sewerage system, directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details

This condition is requested to ensure that surface water is dealt with by the most sustainable means in accordance with national government policy.

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