

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

Your ref: 3/2012/0669
Our ref: DC/12/4501
Date: 30-NOV-12

Dear Sir/Madam

Location: Land at Lincoln Way Clitheroe

Proposal: Full Application for the proposed erection of an industrial unit and alterations to parking

With reference to the above planning application,

This site must be drained on a separate system, with only foul drainage connected into the public sewer. In line with the FRA and application, surface water should discharge to the watercourse which may require the consent of the Local Authority.

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.

With my comments in mind, I will have no objection to the proposal provided that the following conditions are attached to any approval:

- Notwithstanding any indication on the approved plans, no development shall be commenced unless and until a drainage strategy for the disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding.

- For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems.

Reason: To secure proper drainage and to reduce the risk of flooding.

- Notwithstanding any indication on the approved plans, no development shall be commenced until a scheme for the diversion of existing sewers, ensuring that the diverted sewer is not within 3m of the proposed building or river bank, has submitted to and approved in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

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