

Sarah Westwood

From: Leyssens, Andrew [Andrew.Leyssens@uuplc.co.uk]
Sent: 07 September 2012 18:38
To: Sarah Westwood
Cc: pcs@pins.gsi.gov.uk; Andrew Grime
Subject: Application References 03/2012/0687, 03/2012/0327 and Appeal Reference APP/T2350/A/12/2180417
Attachments: 070912 Response to 3.2012.0687 and APP T2350.A 12.2180417 pdf; Land East of Clitheroe Road, Whalley (Application 3/2012/0327)

Dear Sarah

Please find attached self-explanatory response from United Utilities regarding appeal reference APP/T2350/A/12/2180417. The letter includes suggested conditions. This letter is also a response to application 3/2012/0687 which is a resubmission of refused application 03/2012/0327 and is the subject of the aforementioned appeal

If you have any queries regarding this matter, please do not hesitate to contact me on 01925 731 285

Best regards – Andrew

Andrew Leyssens | United Utilities | Developer Services and Planning | Grasmere House Lingley Mere Business Park Lingley Green Avenue, Warrington, WA5 3LP
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11/09/2012



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Sarah Westwood
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Your ref: 3/2012/0687
APP/T2350/A/12/2
180417
3/2012/0327
Our ref: DC/12/1628
DC/12/3389
Date: 7 September 2012

Dear Sarah

Location: Land to the east of Clitheroe Road, Whalley, Lancs
Proposal: Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping, re-submission of refused application 3/2012/0327P

This response is based on the details submitted as part of the planning application and available on the council's website up to 6 September 2012.

With reference to the above planning application / appeal, 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 nursing home shall not exceed 50 beds in accordance with the submitted planning application form. The suggested condition is:

1 The development hereby approved shall not exceed 55 dwelling units (Use Class C3) in accordance with the submitted Parameter Plan reference PL1158 M.104 and dated 28 March 2012. In accordance with the submitted application forms, the nursing home (Use Class C2) shall not exceed 50 beds

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

The submitted flood risk assessment states that the applicant proposes to connect to the foul sewer network at two different locations. The final paragraph on page 15 of the submitted flood risk assessment states:

'As previously proposed the development may connect to the public sewer as follows:

West Area To the existing 225mm diameter public sewer running through this area of the site (at manhole 5601 or a new manhole just downstream).

East Area To the public sewer located in Brookes Lane.'

United Utilities has asked the developer to confirm in writing how the east and west areas are defined by specifying the amount of development to be connected to the two different specified locations. The response, an email dated 9 May from Rebecca Ellis of Weetwood Environmental Engineering, has been received and is enclosed. On the basis of this information, we request the following condition:

2. Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall be submitted to and approved in writing by the local planning authority. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network at the two connection points identified in the flood risk assessment submitted by Weetwood Environmental Engineering reference 1695/FRA_v1.1 dated 30 March 2012 and the amount of development connecting to each of the two chosen connection points shall be in accordance with the email from Rebecca Ellis of Weetwood Environmental Engineering to Andrew Leyssens of United Utilities dated 9 May 2012 sent at 17.16

United Utilities also requests the attachment of the following conditions to any planning permission granted:

3. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the local planning authority and approved in writing. This strategy shall include details of any necessary infrastructure. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition.

This condition is requested as there is potential for the development to be brought forward on a phased basis. As a result, it will be necessary to receive an overall strategy for the entire site prior to the commencement of development of any phase so that the subsequent detailed drainage schemes for each phase are capable of forming part of a general system for the entire site in accordance with an overall strategy.

4. 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.

5. Prior to the commencement of any phase of the development, details for surface water drainage and means of disposal for that phase, 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, in accordance with the submitted application form and the flood risk assessment submitted by Weetwood Environmental Engineering reference 1695/FRA_v1.1 dated 30 March 2012. 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. It also reflects the submitted application form and section 5.4.3 of the submitted flood risk assessment which states:

'Building Regulations Approved Document Part H sets out a hierarchy of preferred methods for the disposal of surface water runoff. These are listed below in order of preference:

1. Disposal by infiltration - According to the Soilscapes and HR Wallingford Procedure maps, the underlying soil conditions have a low to negligible permeability. It is therefore unlikely that infiltration will be a feasible method for disposal of surface water runoff from the redeveloped site.

2. Disposal to a watercourse - As detailed previously, due to the site topography it is assumed that surface water currently runs off to Watercourse A. It is proposed to discharge surface water from the proposed impermeable areas to Watercourse A.

3. Disposal to a public sewer - Following redevelopment of the site it should not be necessary to discharge surface water runoff into the public sewer system.'

We would like to make the developer aware that 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.

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 the building control body to discuss the matter further.

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.

The provision of a mains water supply could be expensive.

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.

I would be grateful if you can confirm receipt of this letter and ensure a copy is received by the programme officer for the appeal. The letter has been copied to the general email address of the planning inspectorate.

Yours sincerely

Daniel McDermott
Developer Services and Asset Protection, United Utilities

Cc Planning Inspectorate By email only (pcs@pins.gsi.gov.uk)

Enc Email from Rebecca Ellis of Weetwood Environmental Engineering dated 9 May 2012

Sarah Westwood

From: Rebecca Ellis [rebecca.ellis@weetwood.net]
Sent: 09 May 2012 17:16
To: Leyssens, Andrew
Cc: Andrew Grime
Subject: Land East of Clitheroe Road, Whalley (Application 3/2012/0327)
Andrew

I refer to our telephone conversation earlier today. The outline planning application proposals are for up to 55 residential dwellings and a nursing home.

The site is split into two areas; the area to the west of the watercourse situated through this and the area to the east. The nursing home (comprising 50 bed spaces) and 12 residential dwellings will be provided in the west. The remaining 43 dwellings will be provided in the east.

The development may connect to the public sewer as indicated in Section 6 of our FRA (i.e. the west area to the existing 225mm diameter public sewer running through this and the east area to the public sewer located in Brookes Lane).

As I'm sure you are aware the masterplan submitted in support of the outline planning application is illustrative.

I trust that the above is sufficient for your needs, however, please do not hesitate to contact me should you require any further information.

Kind regards

Rebecca Ellis
Senior Project Manager
rebecca.ellis@weetwood.net

Please note change of address and contact details below.

Weetwood

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