

Name

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Jane Tucker

From: Jameson Patricia [Patricia.Jameson@uu plc.co.uk]
Sent: 10 September 2012 14:19
To: planning
Subject: 3/20/0702

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

Your ref: 3/2012/0702
Our ref: DC/12/3481
Date: 10-SEP-12

Location : Kingsmill Avenue off Mitton Road Whalley Lancashire BB7 9PG
Proposal : twelve new dwellings, comprising of 1 x detached, 6 x semi-detached and 5 x terraced (1 x market unit)

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: -

- 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.
- Surface water should discharge directly to the soakaway, ditch or watercourse which may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system we will require the flow to be attenuated to a maximum discharge rate equivalent to greenfield runoff rates or 5 l/s whichever is the greater.
- This site must be drained on a separate system with only foul drainage connected into the foul sewer.

Currently this area is served by a very small treatment works with only 16 properties connected. An application of this size will have a significant impact to the existing works so we would request that an extension of time is granted to United Utilities to enable us to investigate and develop a strategy to deal with the increased flows into the works.

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.

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

Patricia Jameson
United Utilities
Developer Services and Planning

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11/09/2012

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