

Name

Page 1 of 2

Jane Tucker

From: Jameson, Patricia [Patricia.Jameson@uuplc.co.uk]
Sent: 10 September 2012 15:28
To: planning
Subject: 3/20/0738

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

Your ref: 3/2012/0738
Our ref: DC/12/3699
Date: 10-SEP-12

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: -

- 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 public sewer crosses this site and we will not permit building over it. We will require an access strip width of 6 metres, 3metres 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
- This site must be drained on a separate system, with only foul drainage connected into the combined sewer. Surface water should discharge to the soakaway 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 of 5 l/s
- In accordance with Technical Guidance for National Planning Policy Framework (NPPF), surface water should not be allowed to discharge to foul/combined sewer as stated in the planning application. This prevents foul flooding and pollution of the environment
- I therefore request a condition to be attached to the application requiring the developer to contact the Local Authority confirming how surface water will be managed.

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

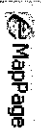
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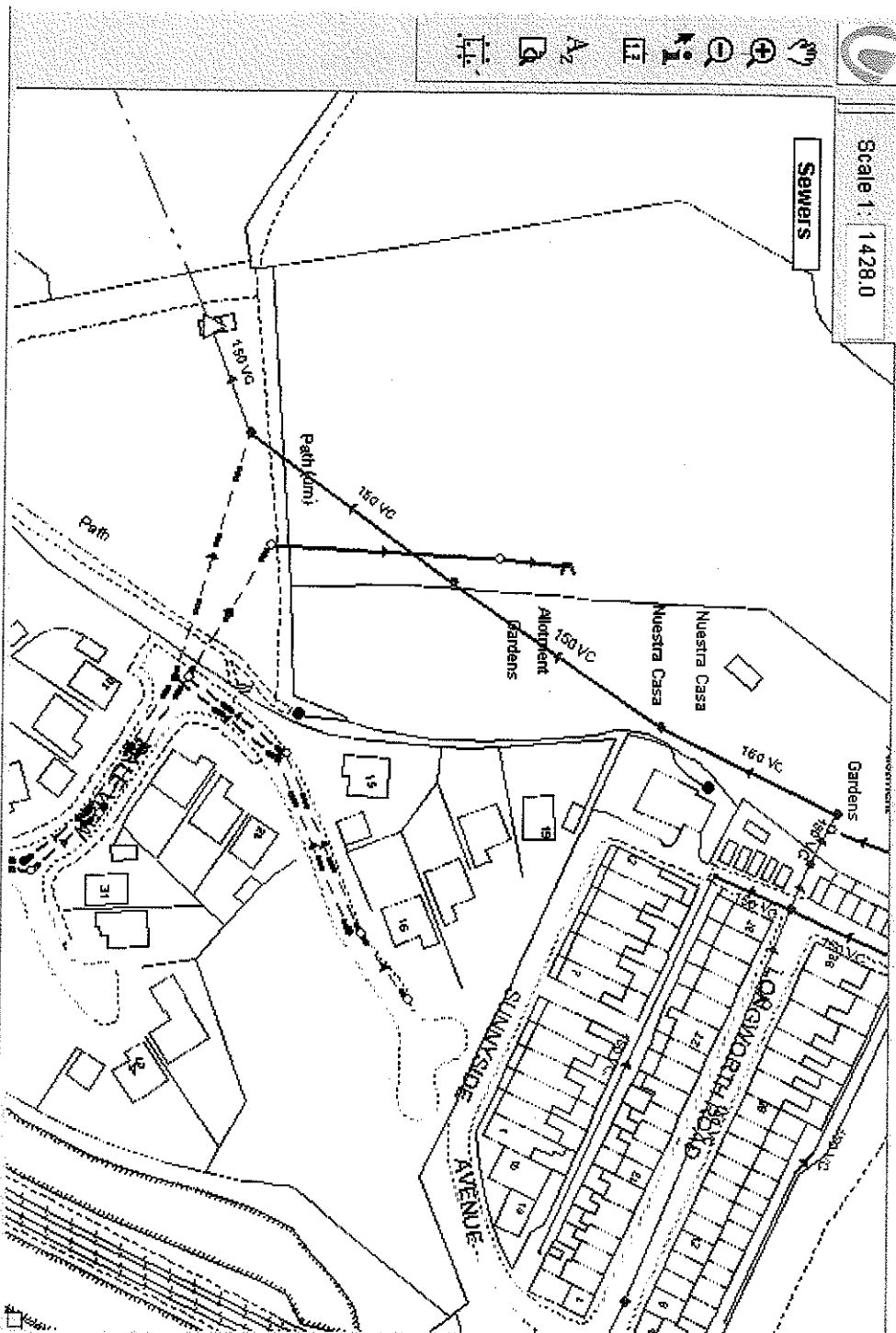


<http://www.unitedutilities.co.uk>



Scale 1: 1428.0

Sewers



United Utilities
Pipe Asset Register

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