



500
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Ribble Valley Borough Council

Council Officers, Church Walk
Clitheroe
BB7 2RA

Your ref: CONNW/3/2012/08
51
Our ref: DC/12/4167
Date: 06-NOV-12

Dear Sir/Madam

Location: Stalwart Lodge, Primrose Road Clitheroe, Lancashire BB7 1DR
Proposal: Discharge of condition 5 and 6 on application 3/2010/0288P

With reference to the above planning application,

I am unable to allow the discharge of conditions 5 & 6 of CONNW/3/2012/0851 at this time. To enable me to allow the discharge I would ask that the developer provides adequate calculations, preferably microdrainage, to prove that the site drainage will cope with a 30 year rainfall event. To accompany the calculations I would ask that the developer provides details of the agreed discharge rates and the flow control to be used to attenuate flows

In addition, but not related to the discharge of conditions, I would ask the developer to confirm how he intends to drain foul from the site as the current drawing appears to show foul draining directly to the watercourse which is wholly unacceptable.

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

