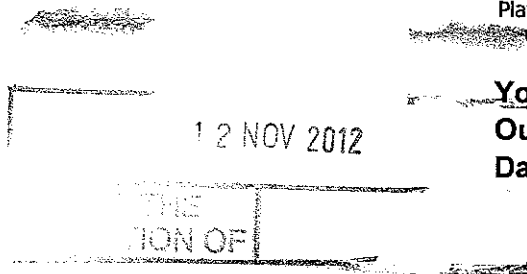




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Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA



Your ref: 3/2012/0910
Our ref: DC/12/4346
Date: 12-NOV-12

Dear Sir/Madam

Location: Bridge Heywood Caravan Park, Dunkirk Farm, Whalley Road, Read
Proposal: site of 15 new static holiday caravans in place of the storage area

With reference to the above planning application,

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 or directly to watercourse which may require the consent of the Local Authority. Surface water should not be allowed to drain to the public sewer as there are adequate alternative methods of surface water drainage available.

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.

We would encourage the planning authority to dissuade the developer from erecting habitable buildings within 15m of the existing pumping station. This is to reduce the risk of noise, vibration & odor pollution and to improve the quality of life of future occupants.

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 approved by this permission shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. 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 or combined sewerage systems. 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.

- Notwithstanding any indication on the approved plans, no habitable buildings shall be erected within 15m of the existing foul pumping station located at Grid Reference:375863,433934.

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