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

**Your ref:** 3/2012/0913  
**Our ref:** DC/12/4348  
**Date:** 29-NOV-12

Dear Sir/Madam

**Location: Land Waddington Road, Clitheroe**  
**Proposal: Outline Application for a residential development and a creche**

With reference to the above planning application,

A significant public sewer crosses this site and we will not permit building over it. We will require an access strip width of 10 metres, 5 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.

United Utilities have sufficient spare capacity to accommodate the site at this time but we would seek to review our position if any applications are approved in advance of this scheme.

With my comments in mind, I will have no objection to the proposal provided that the following conditions are attached to any approval

This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/SUDS 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 because alternatives are available

- 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.

Reason: To secure proper drainage and to reduce the risk of flooding & pollution.

- 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 foul combined or surface water sewerage system, directly or indirectly, in accordance with the submitted application & FRA. 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.

- 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 between manhole reference 8001 on the existing 675mm combined sewer & manhole reference 9002 on the existing 675mm combined sewer, both are which located at grid reference 373861, 442060.

Reason: To secure proper drainage and to reduce the risk of flooding & pollution

- Notwithstanding any indication on the approved plans, no development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system, restricting surface water discharge to 33 l/s has been approved by the Local Planning Authority. 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.

- 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, combined or surface water sewerage systems.

Reason: To secure proper drainage and to reduce the risk of flooding.

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. 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

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

