

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

Your ref: 3/2012/0964
Our ref: DC/12/4610
Date: 30-NOV-12

Dear Sir/Madam

Location: Whalley Road, Hurst Green, Clitheroe
Proposal: Erection of 30 dwellings and associated works

With reference to the above planning application,

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 there are no available surface water sewers and the developer would have to cross a watercourse to connect into the combined sewer.

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

- Prior to the commencement of any phase of the development, details for surface water drainage and means of disposal for that phase, based on the hierarchy outlined in Building Regulation H3 and sustainable drainage principles with 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. 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.

- Notwithstanding any indication on the approved plans, no development shall be commenced unless and until a drainage strategy for the disposal of surface and foul water has been submitted to and approved in writing 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.

We can readily supply water for domestic purposes, but for larger quantities we will need further information.

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