



02 JAN 2013

FOR THE
NATION OF

United Utilities Water PLC
Developer Services & Planning
Thirlmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP

Telephone 01925 678307
Planning.liaison@uuplc.co.uk

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

Your ref: 3/2012/1044
Our ref: DC/12/5108
Date: 02-JAN-13

Dear Sir/Madam

Location: Land Adjacent to The Spinney Grindleton Lancashire BB7 4QE
Proposal: Erection of a new two storey office development 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 public sewer. Surface water should discharge directly to watercourse which may require the consent of the Local Authority / EA.

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 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 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.

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