

02 JAN 2013

**United Utilities Water PLC
Developer Services & Planning**
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Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA

Your ref: 3/2012/1069
Our ref: DC/12/5240
Date: 02-JAN-13

Dear Sir/Madam

Location: Abbey Farm, Nethertown Close Whalley Lancashire
Proposal: Erection of for holiday cottages

With reference to the above planning application,

This response is based on the details submitted as part of the planning application and available on the council's website up to 31st December 2012.

United Utilities will have no objection to the proposal subject to the attachment of all the below conditions. Please note there are 2 conditions in total.

Please be aware that there are now a number of applications / appeals under consideration in the catchment for the wastewater treatment works by both the planning inspectorate and the local planning authority. If further planning permissions have been granted or appeals allowed since this date, the position may change. United Utilities asks the planning inspectorate / local planning authority to inform United Utilities of any planning permissions granted within the catchment for Whalley Wastewater Treatment Works.

This site must be drained on a separate system, with only foul drainage connected into the public sewer. Surface water should discharge to the soakaway/SUDS or directly to watercourse which may require the consent of the Local Authority.

- In the grant of any planning permission for this development, United Utilities asks the local planning authority to attach a condition to any approval which specifies the development shall only be implemented in accordance with the submitted details. The suggested condition is:

The development hereby approved shall not exceed the erection of 4 no. residential dwellings in accordance with the submitted planning application forms dated 22/11/2012 and plan references HAR/284/980/02 Rev A dated 02/09/09

This condition is requested so that there is no ambiguity in the decision notice over what amount of development has been approved.

- 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.

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