



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

11 JAN 2013

Your ref: 3/2012/1092
Our ref: DC/12/5290
Date: 11-JAN-13

Dear Sir/Madam

Location: Land off Henthorn Road Clitheroe Lancashire

Proposal: (Outline) Erection of up 140 units with primary access of Henthorn Road.

With reference to the above planning application,

Please be aware that there are now a number of applications under consideration in the catchment which are served by Clitheroe wastewater treatment works. If any planning permissions are granted in advance of the approval of this application, our position and subsequent response may change.

United Utilities would therefore ask the local planning authority to inform United Utilities of any planning permissions granted within the catchment for Clitheroe Wastewater Treatment Works in advance of the approval of this application so that we have the opportunity to review our position.

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/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 as there are adequate alternatives available and there is limited spare capacity available at the treatment works.

A significant public sewer crosses this site and we will not permit building over it. We will require an access strip width of 13 metres, 6.5 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.

A modification of the site layout, may be necessary to ensure that no property is built over or within the easement strip. A diversion of the existing sewer would not be economically viable and any attempts to divert could put the local area at risk from pollution.
comment 4 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

- 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 and the provision of any necessary surface water regulation systems which restrict surface water runoff to existing rates. 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 development, details for surface water drainage and means of disposal, based on the hierarchy outlined in Building Regulation H3 & sustainable drainage principles with evidence of an assessment of site conditions and for the provision and implementation of any necessary surface water regulation systems, which restrict surface water runoff to a maximum pass forward flow of 5 l/s or Greenfield runoff equivalent to Qbar, inclusive of how the scheme shall be maintained and managed after completion shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, no surface water shall discharge directly or indirectly into the public 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.

- 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 1100 x 675mm combined sewer within the boundary of the site

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

- Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 6.5 metres of any public sewer.

Reason: To protect existing service infrastructure.

- The development hereby approved shall not exceed the erection of 140 residential dwellings in accordance with the submitted planning application forms dated 07/12/2012.

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.

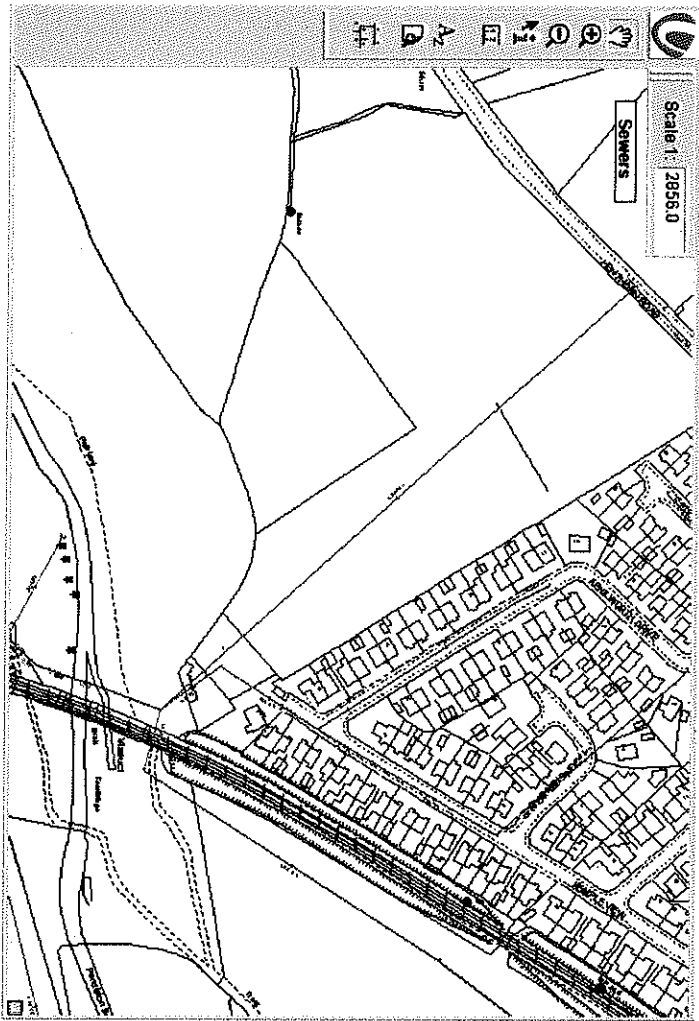
The provision of a mains water supply could be expensive.

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



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