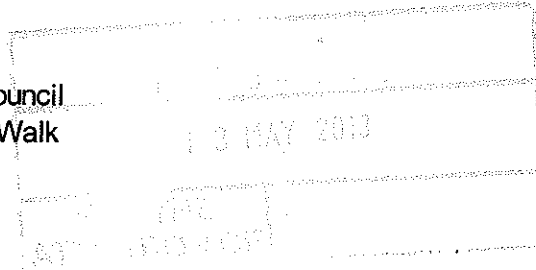


Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA



Your ref: 3/2013/0137
Our ref: DC/13/797
Date: 09-MAY-13

Dear Sir/Madam

Location: Land to the East of Clitheroe Road, Whalley
Proposal: A residential Mixed development comprising up to 260 dwelling, primary school and associated works

With reference to the above planning application,

United Utilities does have capacity within its wastewater infrastructure to serve this proposal on the basis of planning permissions granted up to 8th May 2013, however, please note 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 foul sewer. To ensure that there is sufficient capacity in the sewer network and to drain the site in the most sustainable way, surface water should discharge to the soakaway/Suds or directly to the watercourse crossing the site which may require the consent of the Local Authority.

As you are aware, there is limited spare capacity in Whalley Wastewater Treatment Works therefore we would seek to review our position if other applications draining to the same treatment works are approved in advance of this application being determined

I will have no objection to the proposal provided that the following conditions are met: -

Wastewater

- 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 260 dwellings in accordance with the submitted planning application forms

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

- 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 including the provision and implementation of any surface water regulation systems and foul water pumping stations. 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.

This condition is requested as there is potential for the development to be brought forward on a phased basis. As a result it will be necessary to receive an overall strategy for the entire site prior to the commencement of development of any phase so that the subsequent detailed drainage schemes for each phase are capable of forming part of a general system for the entire site in accordance with an overall strategy. It is also necessary to set key parameters for the design of the pumping station.

- Prior to the commencement of any phase of development, the details of a scheme for surface water drainage and means of disposal for that phase, based on evidence of an assessment of site conditions and based on sustainable drainage principles (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 connect into the public sewerage system, directly or indirectly, in accordance with the submitted planning application forms. The scheme shall be implemented, maintained and managed in accordance with the approved details prior to completion of the first dwelling for that phase of the development and adhered to at all times thereafter.

This condition is requested to ensure that surface water is dealt with by the most sustainable means in accordance with national government policy

- 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.
- Prior to the commencement of any phase of development, details for how foul and surface water shall be drained on separate systems shall be submitted to the local planning authority and approved in writing for that phase. The development shall be completed, maintained and managed in accordance with the approved details
- Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 3 metres of any public sewer.

Reason: To protect existing service infrastructure.

Water

- An aqueduct and water distribution mains cross the site. As we need access for operating and maintaining them, we will not permit development in close proximity to these pipes. Therefore a modification of the site layout would be necessary. Although the aqueduct cannot be diverted, any diversion of the distribution mains would be carried out at the applicant's expense.

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.

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.

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

