

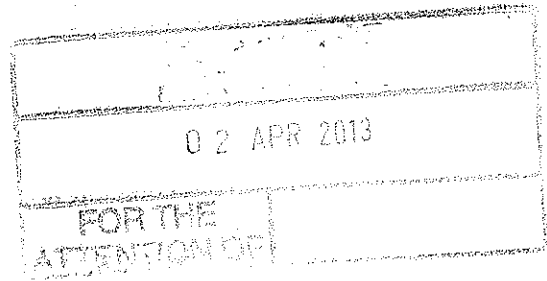
Helen Booth

From: McDermott, Daniel [Daniel.McDermott@uuplc.co.uk]
Sent: 28 March 2013 14:49
To: planning
Subject: 3/2013/0161

Attachments: 1110.doc



1110.doc (87
KB)



<<1110.doc>> Please find United Utilities response attached.

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1110.doc

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

Your ref: 3/2013/0161
Our ref: DC/13/1110
Date: 28-MAR-13

Dear Sir/Madam

Location: Strawberry Fields, Main Street Gisburn
Proposal: Erection of 11 dwellings

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 to the soakaway/Suds or directly to watercourse which may require the consent of the Local Authority.

It would appear that the site is far more extensive than the area being developed under this planning application. Therefore we would ask that the developer considers a drainage strategy to take account of any potential increase in in the development of the site.

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 phase of the development, details for surface water drainage and means of disposal for that phase shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, no surface water shall discharge into the public foul or combined sewerage system, directly or indirectly, in accordance with the submitted application form. 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.

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 records show that there is a privately owned common supply pipe (CSP) within the site. Any necessary disconnection or diversion of the CSP must have the approval of the pipeline owner(s) and be carried out to our standards at the applicant's expense.

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