

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



Your ref: 3/2013/0169
Our ref: DC/13/1112
Date: 09-MAY-13

Dear Sir/Madam

Location: Pendle Garage Clitheroe Road Barrow
Proposal: Erection of 29 dwelling

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.

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: -

- 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 27 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.

- 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 for the entire site 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 all surface water must drain line with the Flood risk assesment submitted as part of this application. No surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. . The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off 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.

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