



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



Your ref: 3/2013/0271
Our ref: DC/13/1347
Date: 19-APR-13

Dear Sir/Madam

Location: Land at George Lane Read Lancashire
Proposal: Erection of two detached dwellings

With reference to the above planning application,

This site must be drained on a separate system, with only foul drainage connected into the combined sewer. In line with the planning application, surface water should discharge directly to the soakaway which may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system we will require the flow to be attenuated to a maximum discharge rate of 5 l/s

A public sewer crosses near to this site and we will not permit building over it or within any easement strips. We need to ensure that an access strip width of 6 metres, 3 metres either side of the centre line of the sewer is maintained which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement.

There is an easement slightly clipping the south west corner of the proposal. However from the building plans the only thing that would affect the pipe is the proposed trees which must not be planted in this area. Also the developer must be aware that no walls or fencing are to be erected over the easement strip as this could damage the pipe. I would advise that the water main is to be plotted accurately prior to any works carried out as I feel the location of the easement does not follow that of the pipeline.

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

- 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 whole site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, 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. Surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 5 l/s. 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

- Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 3 metres of any existing public sewer.

Reason: To protect existing service infrastructure.

A water supply can be made available to the proposed development.

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