



**United Utilities Water PLC  
Developer Services & Planning**  
Thirlmere House  
Lingley Mere Business Park  
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Warrington WA5 3LP

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



**Your ref:** 3/2013/0423

**Our ref:** DC/13/2065

**Date:** 03-JUN-13

Dear Sir/Madam

**Location: Newton House Franklin Hill Brockhall Village BB2 8HY**

**Proposal: Proposed New Building within Existing Rear Graden Area Single Storey to accommodate swimming pool**

With reference to the above planning application,

This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

Discharges from the swimming pool are likely to be contaminated and should be connected to the foul sewer. They may be regarded as trade effluents and may require the formal consent of this Company.

If this proposal results in a trade effluent discharge to a public sewer, the applicant will need Trade Effluent Consent to discharge to the Public Sewer. The applicant must discuss this with our Regulatory Controller, please email [TEQUERY@uuplc.co.uk](mailto:TEQUERY@uuplc.co.uk) to determine whether consent is required.

I will have no objection to the proposal provided that the following conditions are attached to any approval:

- Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of domestic foul, domestic surface water and discharges from the swimming pool 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. Any discharge from the swimming pool draining to the public foul or combined 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.

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

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