



GT
United Utilities Water PLC
Developer Services & Planning
Warrington North WWTW
Gatewarth Industrial Estate
Off Liverpool Road
Sankey Bridges
Warrington
WA5 1DS

Telephone : 01925 679410
Planning.liaison@uuplc.co.uk

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

Your ref: 3/2013/0568
Our ref: DC/13/2607
Date: 22-JUL-13

Dear Sir/Madam

Location: Land Adjacent 10 Whalley Road, Mellor Brook, Blackburn
Proposal: Erection of one dwelling

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 nearby watercourse 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 may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

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

- 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 public sewer crosses this site and we will not permit building over it. We will require an access strip width of 6 metres, 3 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement.

The development plan is quite vague but it does appear that the new dwelling would cross a sewer about which I would advise you speak to networks as the sewer is not protected by a formal easement. The developer may wish to enter into a Building Over Agreement for which they would need to contact the Legal Dept.

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



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