

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Your ref: 3/2013/0737
Our ref: DC/13/3272
Date: 27-NOV-13

Dear Sir/Madam

Location: Hanson garden Centre, Whalley Road, Barrow
Proposal: Erection of up to 62 dwellings

With reference to the above planning application,

United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval: -

Drainage

- Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall have foul and surface water drained in accordance with the principles outlined in the submitted Flood Risk Assessment which was prepared by Timothy Davis from Avie Consultation dated February 2013. For the avoidance of doubt, foul must drain separate to surface water and no surface water will be permitted to discharge directly or indirectly into the public foul or combined sewer. Surface water draining from the site must be restricted to a maximum pass forward flow of 80 l/s.

Please note that there are no Waste water or Surface water assets within the area. If connection to the public sewer is required, the main will need to be extended at the applicant's expense. Early contact with our Developer Services Department may be required via wastewaterdeveloperservices@uuplc.co.uk as there can be a lengthy lead in period.

Water

We can readily supply water for domestic purposes, but for larger quantities we will need further information.

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 746 2200 regarding connection to the water mains/public sewers.

General

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 751 0101). 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

Jamie Riding
Developer Services & Asset Protection
United Utilities