



**United Utilities Water PLC
Developer Services & Planning**
Warrington North WWTW
Barnard Street off Old Liverpool Road
Gatewarth Industrial Estate
Sankey Bridges
Warrington
WA5 1DS

Telephone : 01925 679371
Planning.liaison@uuplc.co.uk

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

Your ref: 3/2014/0208
Our ref: DC/14/1410
Date: 10-APR-14

Dear Sir/Madam,

Location: Land adjacent to Manor House, Rimington Lane, Rimington
Proposal: Erect 1 No dwelling

With reference to the above planning application, United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Drainage Comments

In accordance with the National Planning Policy Framework and Building Regulations, the site should be drained on a separate system with foul draining to the public sewer and surface water draining in the most sustainable way.

Building Regulation H3 clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the drainage options in the following order of priority:

- a) an adequate soak away or some other adequate infiltration system, (approval must be obtained from local authority/building control/Environment Agency); or, where that is not reasonably practicable
- b) a watercourse (approval must be obtained from the riparian owner/land drainage authority/Environment Agency); or, where that is not reasonably practicable
- c) a sewer (approval must be obtained from United Utilities)

To reduce the volume of surface water draining from the site we would promote the use of permeable paving on all driveways and other hard-standing areas including footpaths and parking areas.

The applicant can discuss further details of the site drainage proposals with Developer Engineer, Graham Perry, by email at wastewaterdeveloperservices@uuplc.co.uk. Any further information regarding Developer Services and Planning visit our website at <http://www.unitedutilities.com/builders-developers.aspx>.

Water Comments

- Two water mains cross the site. As we need access for operating and maintaining them, we will not permit development in close proximity to the mains. Therefore a diversion of at least one of the mains would be required at the developer's expense. The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work 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 or public sewers.

General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0870 751 0101 to obtain maps of the site.

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
United Utilities
Developer Services and Planning