



**United Utilities Water PLC  
Developer Services & Planning**  
Warrington North WWTW  
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Ribble Valley Borough Council  
Council Offices  
Church Walk  
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BB7 2RA

**Your ref:** 3/2014/0300  
**Our ref:** DC/14/1806  
**Date:** 15-MAY-14

Dear Sir/Madam,

**Location: Land off Mill Lane, Gisburn, BB7 4LN**  
**Proposal: Erect 28 No dwellings**

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.

## **Drainage Conditions**

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

- This site must be drained on total separate systems, combining just prior to connection to the public network. Surface water draining to the public network must be attenuated to a maximum discharge rate of 5 l/s.

The applicant can discuss further details of the site drainage proposals with Developer Engineer, Graham Perry, by email at [wastewaterdeveloperservices@uuplc.co.uk](mailto: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**

Our records show that there is a private water pipe within the site. Any necessary disconnection or diversion of the private pipe must have the approval of the pipeline owner and be carried out to our standards at the applicant's expense.

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