



**United Utilities Water Limited
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: 3/2016/0764
Our ref: DC/16/3485
Date: 06-SEP-16

Dear Sir/Madam,

Location: Primrose Works, Primrose Rd, Clitheroe

Proposal: Demolition of existing workshops, conversion of workshop 3 to provide 14 residential apt, erection 4 residential apts, erection of cycle refuse store, laying out of parking

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)

Drainage Conditions

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

- Unless otherwise agreed in writing and in line with the surface water manage hierarchy, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site 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 and no surface water will be permitted to discharge directly or indirectly into existing public sewerage systems. 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

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

Water Comments

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

Our records show that there are private water mains within the site. Any necessary disconnection or diversion of the private main(s) 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 United Utilities on 0345 672 3723 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

Tracy Churchman
United Utilities
Developer Services and Planning