



**United Utilities Water Limited  
Developer Services & Planning**  
Warrington North WWTW  
Gatewath Industrial Estate  
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Ribble Valley Borough Council  
Council Officers  
Church Walk  
Clitheroe  
BB7 2RA

**Your ref:** 3/2017/0643  
**Our ref:** DC/17/2952  
**Date:** 02-AUG-17

Dear Sir/Madam,

**Location: Lower Read Wood Farm Old Roman Road Read BB12 7RX.**

**Proposal: Proposed erection of a building containing stables and machine storage shed plus outdoor menage.**

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 (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG 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 following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

## **Water Comments**

**A water main crosses the site. As we need access for operating and maintaining it, we will not permit development in close proximity to the main.**

**You will need an access strip of no less than 5 metres, measuring at least 2.5 metres either side of the centre line of the pipe.**

**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, or a diversion will be necessary, which will be at the applicant's expense.**

**Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. 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.**

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

The level of cover to the water mains and sewers must not be compromised either during or after construction.

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 03456 723 723 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 offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team at [Property.Searches@uuplc.co.uk](mailto:Property.Searches@uuplc.co.uk) 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.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works

carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Any further information regarding Developer Services and Planning please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

David Talbot  
United Utilities  
Developer Services and Planning