



**United Utilities Water Limited  
Developer Services & Planning**  
Warrington North WWTW  
Gatewarth Industrial Estate  
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Ribble Valley Borough Council  
Council Offices, Church Walk  
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BB7 2RA

**Your ref:** 3/2017/0882  
**Our ref:** DC/17/3771  
**Date:** 17-OCT-17

Dear Sir/Madam,

**Location : Pendleton Hall Farm, Clitheroe Rd, Pendleton, Clitheroe**  
**Proposal : Left wing cow kennels measuring 8.6m x 62.32m constructed of a Farmplus timber building**

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**

According to our records there is an easement under UU Ref F3050, 2" CI water main, which may affect the proposed development, the easement is on the track however no colour coding on the requestors plan. Under no circumstances should anything be stored, planted or erected on the easement width. Nor should anything occur that may affect the integrity of the pipe or United

Utilities legal right to 24hr access. I would advise that the developer adheres to the standard conditions for works adjacent to pipelines.

The elevation of this agricultural development is above the highest point of the local water network and as such a pumping station may be required (at the applicant's expense) to boost pressures above our minimum standard. In addition there is no passing water main and the nearest mains are small with very little spare capacity.

Our mains will therefore need to be extended considerably to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

The provision of a mains water supply could be expensive.

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 offer 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

Tracy Churchman  
United Utilities  
Developer Services and Planning