



**United Utilities Water Limited  
Developer Services & Metering**  
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Ribble Valley Borough Council  
Council Offices, Church Walk  
Clitheroe  
BB7 2RA

**Your ref:** 3/2018/0913  
**Our ref:** DC/18/4494  
**Date:** 29-OCT-18

Dear Sir/Madam,

**Location : Land off Clitheroe Road adj Shaw House Farm BB7 9AD**

**Proposal : Installation of a backup electrical generation hub together with security fencing, access, substation**

With reference to the above planning application,

**South Part of the site:**

According to our records there is an easement affected by the proposed development the south part of the site which is in addition to our statutory rights for inspection, maintenance and repair. The easement dated 03/07/1928 UU Ref: 40/00211 has restrictive covenants that must be adhered to. It is the responsibility of the developer to obtain a copy of the document, available from United Utilities Legal Services or Land Registry and to comply to the provisions stated within the document. 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 24 hour access.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. We recommend the developer contacts United Utilities for advice on identifying the exact location of the water main.

We also recommend the use of root barriers to afford additional protection to the water main.

Under title number LAN56372 United Utilities land has been included within the development, please amend your application to remove land belonging to United Utilities. Please also take into consideration United Utilities has a right of way to Whalley Valve House, reference 40/00198.

### **North part of site:**

According to our records there is an easement affected by the proposed development site which is in addition to our statutory rights for inspection, maintenance and repair. The easement dated 14/02/1933 UU Ref: 40/00264 has restrictive covenants that must be adhered to. It is the responsibility of the developer to obtain a copy of the document, available from United Utilities Legal Services or Land Registry and to comply to the provisions stated within the document. 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 24 hour access.

Under conveyance dated 14/02/1933 ref 40/00264 United Utilities land has been included within the development, please amend your application to remove land belonging to United Utilities.

We urge the applicant to contact us at the earliest opportunity to discuss their proposals in relation to this water main and information detailed above. They should contact Eugene Mooney by email at DeveloperServicesWater@uuplc.co.uk

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 applicant 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. In line with these comments, we recommend the following condition is attached to any approval notice.

### ***Recommended Condition***

***Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.***

***Reason: To secure proper drainage and to manage the risk of flooding and pollution.***

Note for the applicant: In the event of this application being approved and the above condition included in any subsequent Decision Notice, United Utilities will not provide formal comment on this condition through the Local Authority planning process. If the applicant intends to connect to the public sewer system, discharge rates will instead be reviewed as part of our standard S106 sewer connection process which relates to new connections to the public sewer. For brownfield sites, we wish to target a reduction in accordance with national standards on sustainable drainage which seek to reduce run-off to greenfield rates. Our minimum expectation on a brownfield site will be a 50% reduction in the rate of discharge. In demonstrating the required reduction in discharge rates, full details and associated evidence of existing drainage connections from the site shall be submitted to justify the proposed reduction.

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 detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. 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 S104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the S104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved are done entirely at the developers own risk and could be subject to change.

Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website <http://www.unitedutilities.com/builders-developers.aspx>

Please note we are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for you to discuss with the Lead Local Flood Authority and / or the Environment Agency if the watercourse is classified as main river.

### **Water Comments**

A water main crosses the site. As we need unrestricted access for operating and maintaining it, we will not permit development over or in close proximity to the main. We require an access strip as detailed in our Standard Conditions for Works Adjacent to Pipelines, a copy of which is enclosed.

The applicant must comply with our 'Standard Conditions' document. This should be taken into account in the final site layout, or a diversion may be necessary. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion required as a result of any development will be at the applicant's expense. If considering a water

mains diversion, the applicant should contact United Utilities at their earliest opportunity as they may find that the cost of mains diversion is prohibitive in the context of their development scheme.

The Water Industry Act 1991 affords United Utilities specific rights in relation to the maintenance, repair, access and protection of our water infrastructure;

- Sections 158 & 159, outlines 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.
- Under Section 174 of the Act it is an offence to intentionally or negligently interfere with any resource main or water main that causes damage to or has an effect on its use or operation. It is in accordance with this statutory provision that we provide standard conditions to assist developers when working in close proximity to our water mains.

Both during and post construction, there should be no additional load bearing capacity on the main without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Our standard conditions document includes details of trees and shrubbery suitable for planting in the vicinity of a water main. The applicant should consult this document to ensure their landscaping proposals meet with the advice provided in the document.

The applicant has not stated whether provision of a new water supply is required, if so our water mains would need extending to serve any development on this site and the applicant may be required to pay a contribution.

We also recommend the use of root barriers to afford additional protection to the water main.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project which should be accounted for in the project timeline for design and construction.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk).

Alternatively, the applicant can visit our website to find further information and relevant application forms <http://www.unitedutilities.com/builders-developers.aspx>

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

## **General comments**

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

**It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development.**

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>. You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring [0370 751 0101](tel:03707510101) to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

For 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