



**United Utilities Water Limited
Planning, Landscape and Ecology**
2nd Floor, Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Warrington
WA5 3LP

Planning.liaison@uuplc.co.uk

Ribble Valley Borough Council
Council Offices, Church Walk
Clitheroe
BB7 2RA

Your ref: 3/2020/0309
Our ref: DC/20/1859
Date: 23-JUN-20

Dear Sir/Madam,

Location: Spout Farm Preston Road Longridge PR3 3B
Proposal: Erection of 34 dwellings and associated works

With regards to the above development proposal, United Utilities Water Limited ('United Utilities') has had further opportunity to review the Construction Management Plan and wishes to provide the following comments in addition to those in our previous letter dated 2nd June 2020.

In our previous letter we noted the presence of an easement on the proposed development site. This easement is in place to protect a large diameter raw water distribution main present along the eastern edge of the site.

We can see from the proposed site layout that the water main would be located under a proposed roadway to access the plots to the eastern side of the site. It is critical that we are able to access our water main for essential maintenance and that it is afforded appropriate protection both during and after construction. The movement of heavy plant on-site must be carefully considered, there should be no significant land movement/excavation and landscaping proposals must select suitable species. Further guidance can be found in our Standard Conditions for Works Adjacent to Pipelines attached.

It is also essential that this raw water main is protected from pollution. Care should be taken regarding the location and method of storage of fuels and other potential pollutants during construction. Plant/machinery should not be parked in this area.

The construction management plan submitted does not provide any detail with regard to how the development is to be constructed to ensure the above, and we therefore require communication from the applicant (either as an amendment to the existing Construction Management Plan, or as a separate document) as to how they intend to develop the site, whilst ensuring access to and protection of the water main running through it.

I can advise that it is United Utilities preference that the applicant deals with the matter **prior to determination**.

In the event that the application is determined without prior submission of the above information, we ask that the following condition is imposed (please note that this is in addition to the conditions already requested). We wish to be consulted on any details submitted to discharge this condition.

Condition: Construction of the approved development shall not commence until details of the means of ensuring continued access to the the existing raw water main, and protection of the main from consequential damage and pollution during both construction and operation, have been submitted to and approved in writing by the Local Planning Authority. Any required measures identified shall be implemented in full accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply system.

Please note that if any of the work you're planning is near our network of water and wastewater pipes, or any other of our assets, the developer MUST contact United Utilities Developer Services & Metering at 0345 072 6067 / DeveloperServicesWater@uuplc.co.uk who will instruct on the correct process to follow to avoid causing any damage, as it could cause serious injury to individuals and damage to highways and existing properties and also cause issues with the service we provide to our existing customers.

Information on the location of pipes is available on local maps which are offered by a number of companies including United Utilities. If the applicant would like to buy a water plan from us please see our Property Searches service on our website.

In this case an easement is present on the land under and surrounding the water main, and the developer will also be required to comply with the wording of this easement. Please contact Property Services team at PropertyGeneralEnquiries@uuplc.co.uk to discuss the matter further.

If work causes any damage or consequential damage to our assets, the landowner will be liable for this.

Yours faithfully

Gemma Gaskell
United Utilities
Planning, Landscape and Ecology