

Nicola Gunn

From: Planning
Subject: FW: planning application 3/2020/0507p

From: Gaskell, Gemma <Gemma.Gaskell@uuplc.co.uk>
Sent: 04 November 2020 17:26
To: Adam Birkett <Adam.Birkett@ribblevalley.gov.uk>
Cc: Churchman, Tracy <Tracy.Churchman@uuplc.co.uk>
Subject: RE: planning application 3/2020/0507p

Adam

I have reviewed the earlier planning approval for the site together with the response of United Utilities at that time.

On the basis that the current application is in outline with all matters reserved except for access, I am happy to withdraw our earlier objection (dated 14th October 2020), and instead request that the following condition is included in the subsequent Decision Notice to afford appropriate protective measures for the raw water main passing through the site. Please note that all other advice within our earlier letter is still valid and needs to be considered.

Condition

No development shall take place until a Construction Risk Assessment Method Statement (RAMS) for construction of the proposed development, is submitted to and approved by the Local Planning Authority. The statement shall outline the potential impacts from all construction activities on infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to this infrastructure. The development shall be undertaken in accordance with the approved RAMS.

Reason: To ensure a satisfactory form of development and to afford appropriate protection of infrastructure that crosses the site.

However, we must advise that the indicative layout submitted with the current planning application (reference 3/2020/0507) shows proposed business units close to or directly on top of the existing large diameter raw water main for which there is a formal easement in place for (UU Ref R376 dated the 14/09/1953). This will need further investigation prior to the drawing up of a detailed site layout for approval, as under no circumstances should anything be planted, or erected or any materials stored over the easements, nor should anything occur that would affect the integrity of the pipe of UU's right to 24 hour access. The level of cover to the water mains and sewers must not be compromised either during or after construction.

The required stand-off distance from the main (as detailed in the easement or UU's Standard Conditions Document) should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. The applicant can discuss any of the above with our NAV & Asset Protection Engineer, **Sara Livesey** at DeveloperServicesWater@uuplc.co.uk who will provide advice on identifying the exact location of the water main and additional protection measures that will be required.

The easement referred to above may have restrictive covenants that must be adhered to. It is the responsibility of the applicant to obtain a copy of the document, available from United Utilities Legal Services or Land Registry and to comply with 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. We recommend the applicant contacts our Property Services team to discuss how the proposals may interact with the easement. They should contact PropertyGeneralEnquiries@uuplc.co.uk.

If you have any further questions, don't hesitate to contact me.

Kind regards
Gemma



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Coronavirus

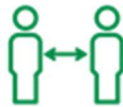
Prevent the spread



Wash your hands



Disinfect common surfaces



Practise social distancing



FEVER + COUGH

Stay home if you have symptoms

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