



United Utilities Water Limited
Planning, Landscape and Ecology
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Lingley Green Avenue
Warrington
WA5 3LP

Planning.liaison@uuplc.co.uk

Ribble Valley Borough Council
Council Officers
Church Walk
Clitheroe
BB7 2RA

Your ref: 3/2020/0525
Our ref: DC/20/2685
Date: 10-AUG-20

Dear Sir/Madam

Location: Plane Tree Farm, Chipping Road, Chaigley, BB7 3LT
Proposal: Installation of new feed storage bin

United Utilities wishes to make the following comments regarding the above application for planning permission.

United Utilities' Property, Assets and Infrastructure

United Utilities wishes to **OBJECT** to the proposed development. The proposed feed silo appears to be over or in close proximity to our strategic large diameter water main. This is a major pressurized water supply asset and 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. We therefore recommend that the applicant contacts Water Developer Services at DeveloperServicesWater@uuplc.co.uk so the precise location of the main on-site can be determined and the impact of the proposed development on our asset fully considered **prior to determination**. We would also wish to agree any approach to construction near our water main.

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development. The applicant should contact United Utilities for advice regarding the identification and protection of United Utilities' assets as follows:

Water assets – DeveloperServicesWater@uuplc.co.uk

Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

The applicant must comply with our '*Standard Conditions*' document. This should be taken into account in the final site layout. 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.

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 and 159 outline 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. 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. 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.

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.

Formal Easement

According to our records there is also a formal easement crossing the proposed development site which is in addition to our statutory rights for inspection, maintenance and repair. The easement dated 03/10/1960 UU Ref: F2728/2629 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 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

Drainage

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 below 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. The applicant should note that we have no record of any public sewers in proximity to the proposed development.

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 supply

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

For any further information regarding Developer Services and Metering, please visit our website at <http://www.unitedutilities.com/builders-developers.aspx> Details of both our sewer and water connections processes (including application forms) can be found on our website.

Yours faithfully

Jill Walker
United Utilities
Planning, Landscape and Ecology