

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

Your ref: 3/2020/0938
Our ref: DC/20/4332
Date: 14-DEC-20

Dear Sir/Madam,

Location: Former Waste Water Treatment Works Whalley Road Barrow BB7 9AP
Proposal: Application for permission in principle for three dwellings

With reference to the above application for planning permission in principle, United Utilities wishes to make the following comments.

Notwithstanding this restricted scope for comments at this stage of an application for planning permission in principle, we wish to make the applicant and local planning authority aware of this letter as critical advice which should be considered and followed as part of any future application for Technical Details Consent if permission in principle is granted.

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 applicant 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.

United Utilities will review the drainage element of any application for Technical Details Consent in line with the surface water hierarchy outlined above. In this case, Barrow Brook flows along the northern boundary of the site. We would expect investigation into surface water discharge to this watercourse if infiltration is not feasible.

Should the applicant propose to connect surface water to the public sewer, we will request evidence to show that the preferable options detailed in the hierarchy have been fully investigated and discounted prior to accepting any proposal to connect surface water to the public sewer.

The applicant can discuss any of the above with Developer Engineer, **Shoib Tauqeer**, by email at wastewaterdeveloperservices@uuplc.co.uk.

United Utilities offers a pre-development enquiry service for water and wastewater services and as noted above we recommend the applicant contacts us directly to discuss their proposals. Details of both our pre-development, sewer and water connections and adoptions processes (including application forms) can be found on our website along with application forms at <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 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. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

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.

United Utilities' property, assets and infrastructure

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.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets – DeveloperServicesWater@uuplc.co.uk

Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

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.

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.

Should this application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

Gemma Gaskell
Planner
Planning Landscape and Ecology