

REFORD

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3rd July 2024

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

Dear Planning Team

Application 3/2021/0275

Location: Land behind The Dog Inn, Market Place, Longridge PR3 3RR

Proposal: Proposed erection of 9 new dwellings and associated works

I refer to the latest letter from United Utilities dated 19th June 2024 in which further additional information has been requested to be submitted in support of the application.

United Utilities has requested the following and our response is included.

Following our review of the submitted Drainage Strategy, and further to the previous comments we have provided in relation to this application, we note that exceedance flow paths have been shown for the proposed new manhole on the western boundary of the site, however it does not include overland flow paths from the existing manhole MH6102. The cover level for MH6102 is 127.157 AOD however the proposed finished flood levels for Plots 7 and 8 are 126.404 AOD. We request that the applicant confirms the flood exceedance path from this manhole and, if required, includes measures to ensure that Plots 7 and 8 are not at risk of flooding from the existing manhole, including raising finished floor levels and / or mitigation measures / features to ensure the properties are not at risk of flooding. Noting this is a full

application, and site levels and finished floor levels are intrinsically linked to the proposed site layout, we request that updated information is submitted for our review and comment prior to the determination of this application.

Response:

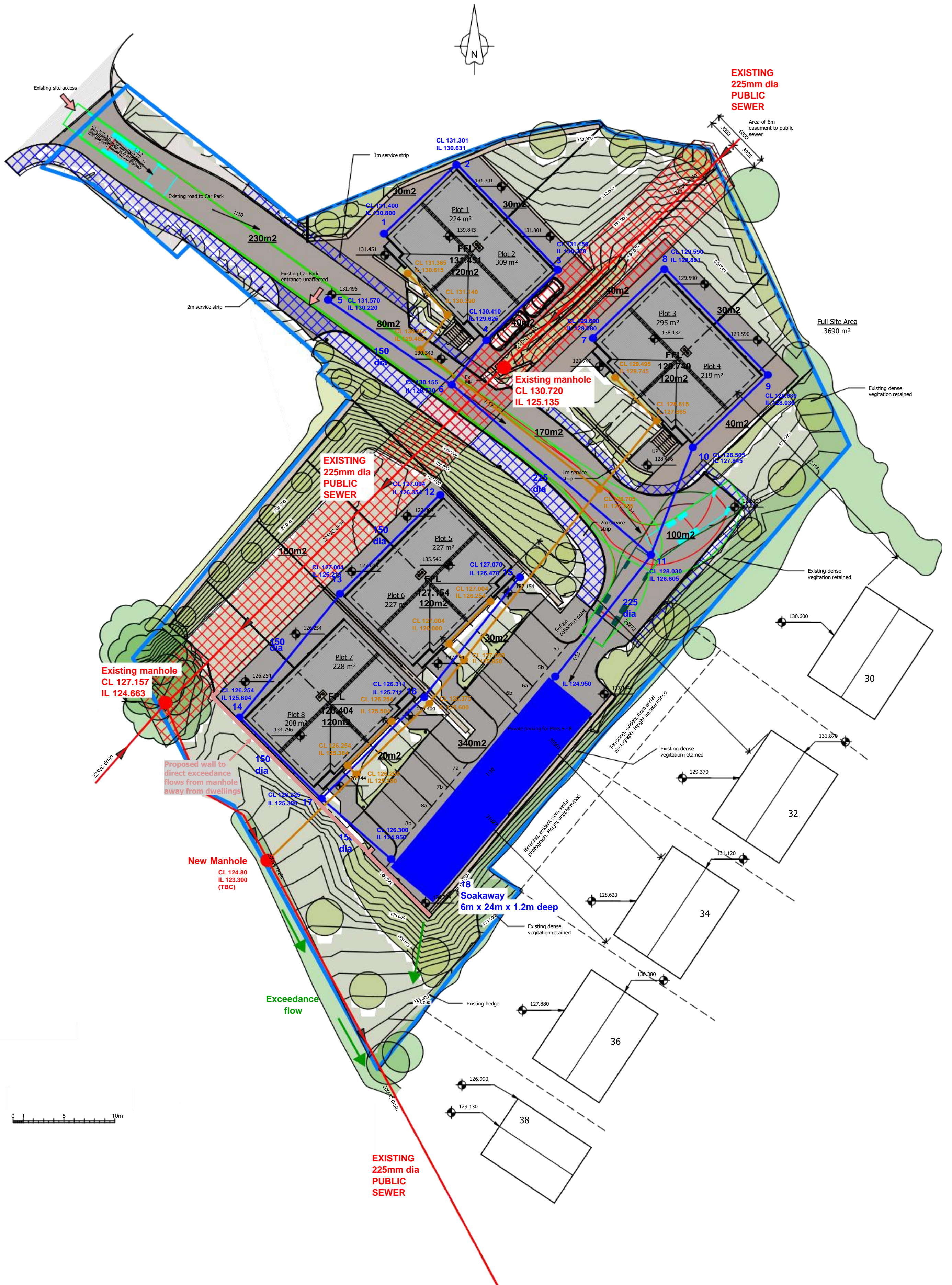
In order to prevent any exceedance flows from United Utilities manhole 6102, it is proposed to extend the boundary wall of Plot 8 along the western elevation to direct any exceedance flows away from Plots 7 and 8 thus ensuring that Plots 7 and 8 will not be at risk of flooding from the manhole. The drainage drawing showing the location of the wall is attached to this letter.

We trust that the above additional information will enable United Utilities to provide a response that will enable planning approval to be granted.

Yours sincerely,

Bob Ford

**Bob Ford CEng MICE MCIHT
DIRECTOR
REFORD Consulting Engineers Limited**



PROPOSED DRAINAGE LAYOUT