

# REFORD

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30<sup>th</sup> September 2021

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

Dear Adam

**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 recent letter from United Utilities dated 18<sup>th</sup> August 2021 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.

1. We welcome the indication of the proposed point of connection for foul water. However, the cover level details of the proposed connection point for foul water, and the full detail of finished floor and ground levels for all the plots, remains outstanding. From the information submitted to date, it is not possible to clearly ascertain the finished floor levels and proposed ground levels.

Response: We attach to this letter the proposed site layout that shows plot finished floor levels and ground levels. The proposed cover level of the proposed connection point for foul water is shown on the attached marked up copy of the proposed drainage layout and is at a level of 124.40m AOD.

2. Previously we noted that with regards to the proposed ground levels, the submitted site sections indicate a reduction in ground levels around various plots such that the buildings will be significantly lower than surrounding land and the cover levels on the existing sewer that passes through the site. We therefore continue to request that the applicant confirms finished floor and ground levels and the overland flow and exceedance paths from surface water and in the event that the retained element of the sewer surcharges from existing / proposed drainage systems. It will be important that the final topography of the site guides the flows from any surcharged manhole away from the proposed dwellings and their associated curtilages where possible.

Response: Finished floor levels and ground levels are shown on the plan attached to this letter. Exceedance flow routes from the public sewer crossing the site will be either along the proposed access road or along the existing footpath to the west of the development as shown on the attached marked up copy of the proposed drainage layout. The surface water drainage system serving the proposed dwellings has been designed to cater for the 100 year plus 40% added for climate change event. Any exceedance flow from this system will be from the soakaway, which has been located at the lowest point of the site, and will not affect the proposed dwellings.

3. The applicant has now confirmed that the public foul sewer within the site will be partially diverted with a section remaining private to only serve the adjacent public house. Unfortunately no evidence is provided which confirms the full detail of any connections to this sewer and therefore it cannot yet be confirmed that the remaining sewer will only serve the public house and therefore remain private.

Response: The section of sewer that remains after diversion and is intending to be a private drain will only service the public house, as the public house is the only property that lies along this length of sewer (see the attached marked up copy of the proposed drainage layout). A CCTV survey will be carried out as part of the S185 application.

4. In our previous correspondence we noted our review of the submitted cross section in relation to the sewer and expressed our concerns at the proposed approach. Noting our concerns regarding the absence of evidence to confirm connectivity to the retained elements of this sewer and the absence of a cross section relating to elements of the sewer that the applicant proposes to retain as public; our previous concerns have not been fully addressed. We previously noted that the cover on top of the existing sewer that passes through the site is proposed to be reduced to as little as 0.482m. This is not acceptable to United Utilities and needs further consideration with our Developer Engineer. We also expressed our concern that the proposed retaining wall arrangement

within the rear gardens will compromise access to the public sewer for maintenance, repair or replacement. In conclusion, further discussions will be necessary with our Developer Engineer to fully understand what elements of the sewer need to be diverted to facilitate this scheme after obtaining a full understanding of any change in levels and connectivity. This will need to be addressed as part of a sewer diversion under s185 of the Water Industry Act 1991. Any diversion of the public sewer will be at the applicant's cost.

Response: We attach a plan showing the section along the line of the current public sewer that lies between the public house and the proposed dwellings that is intended to become a private drain. The invert levels shown are accurate. From the section it can be seen that the minimum cover to the pipe is 0.844m.

The proposed retaining wall arrangement within the rear gardens of the proposed properties is unable to be changed, which is why it is intended to divert the public sewer through the development site.

It has been demonstrated that the public sewer can be diverted through the development site and discussions will be held with United Utilities during the Section 185 application process.

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

Yours sincerely,

*Bob Ford*

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





NOTES:  
1: Do not scale this drawing, use figured dimensions only 2: The Contractor, Sub Contractor or specialist supplier are responsible for confirming site dimensions prior to fabrication 3: Any dimensional discrepancies are to be reported to the Architect immediately





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