From: Laura Eastwood

Sent: 15 February 2022 13:38

To: Ben Wilkinson < bwilkinson@beckdevelopments.co.uk >

Subject: 3/2021/0848 - land adj 97 Woone Lane

Dear Ben,

Further to our letter regarding the above discharge of conditions, I confirm that the details submitted in relation to conditions 14,15,16,17 and 18 of 3/2018/0535 are now satisfactory and as such those conditions are partially discharged. As per the attached letter, UU now have no objections. The conditions require that the development be carried out in accordance with the approved details. Upon the development having been completed and maintained in strict accordance with the approved details the conditions shall be considered fully discharged.

Kind regards

Laura

Laura Eastwood MRTPI | Principal Planning Officer **Ribble Valley Borough Council** www.ribblevalley.gov.uk

From: Churchman, Tracy < Tracy. Churchman@uuplc.co.uk >

Sent: 14 February 2022 09:22

To: Planning <planning@ribblevalley.gov.uk>

Subject: reply 3/2021/0848

## 

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

## Good morning

Please find attached, our response regarding your ref; 3/2021/0848, our ref; DC/21/4611 V2

Please send any further correspondence relating to the above planning application to Planning.Liaison@uuplc.co.uk

# Regards

United Utilities Group PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP Registered in England and Wales. Registered No 6559020



United Utilities Water Limited Grasmere House Lingley Mere Business Park Lingley Green Avenue Great Sankey Warrington WA5 3LP

unitedutilities.com

Planning.Liaison@uuplc.co.uk

Ribble Valley Borough Council.
By email

Your ref:

3/2021/0848 DC/21/4611 V2

Our ref: Date:

14-FEB-22

**Dear Planning Team** 

Location: Land adj 97 Woone Lane Clitheroe BB7 1BJ

**Proposal: Discharge of Conditions** 

United Utilities wish to make the following comments regarding the proposal detailed above.

## **DRAINAGE**

Further to our review of the submitted documents, \$185 Sewer Diversion Plan, Ref J4155 Dr02 - Dated 23.07.21, United Utilities has no objection to conditions 14 & 15 being discharged.

We recommend the Lead Local Flood Authority along with any other statutory consultee, is also consulted on the proposal. The applicant can discuss further details of the site drainage proposals with Developer Engineer, Gary Jaundrell email at <a href="mailto:wastewaterdeveloperservices@uuplc.co.uk">wastewaterdeveloperservices@uuplc.co.uk</a>.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

Planning, Landscape and Ecology Team

## Useful information for the applicant:

## 1. WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <a href="https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/">https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/</a> and go to section 7.7 for compulsory metering.

If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

## 2. UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

United Utilities will not allow building over or in close proximity to a water main.

United Utilities may not allow building over or in close proximity to a public sewer.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional

load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary. Any construction activities in the vicinity of our assets must comply with our 'Standard Conditions for Works Adjacent to Pipelines' or national building standards.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. Please see 'Contacts' section below.

# 3. CONTACTS

## Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit:

http://www.unitedutilities.com/builders-developers.aspx

## **Email**

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - <u>DeveloperServicesWater@uuplc.co.uk</u>

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

**Telephone** - 0345 072 6067

## Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <a href="https://www.unitedutilities.com/property-searches/">https://www.unitedutilities.com/property-searches/</a>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.