

Ribble Valley Borough Council
By email

Your ref: 3/2022/1000
Our ref: DC/22/3732
Date: 10-NOV-22

Dear Planning Team

Location: Land at Neddy Lane Billington BB7 9LL

Proposal: Discharge of Condition 13 (Surface Water Drainage) from planning application 3/2021/0205

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

DRAINAGE

Further to our review of the submitted documents, Drawing 4441/Eng/001-3, Rev E - Dated 30/06/22, United Utilities recommends that condition 13 is not discharged.

To discharge condition 13, it is recommended the applicant considers the following:

1. The applicant must demonstrate agreements with United Utilities to abandon and clear the sewer assets in the submission. It must be understood by the applicant and the LPA that the details of the abandoned assets and diversions have not been agreed. We strongly recommend the detail required for condition 17 of 3/2021/0205 is agreed alongside discharging condition 13 as they are intrinsically linked;
2. Please review the Finished Floor Levels (FFL) against some of the cover levels of proposed sewers in the site. It is noted that the FFL are lower at properties at the site entrance than the cover level at the existing United Utilities Foul Sewer manhole (UU 5509). Attention also need to be given to manhole S11; and
3. Proposed sewers should not be within residential boundaries. Please review and amend to move any proposed drainage features outside residential curtilage.

We notice that the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities. We recommend the applicant seeks further advice regarding the SuDS design by visiting our website. See Contacts section below.

If the applicant intends to offer the site drainage forward for adoption to United Utilities, they should be aware that the proposals submitted within this application **do not** currently meet with our adoptions criteria. We recommend the applicant seeks further advice regarding the SuDS design by visiting our website. See Contacts section below.

We request that the applicant engages in dialogue with United Utilities regarding their proposals in relation to our infrastructure. It must be understood by the applicant that discussions may lead to further changes to the wider layout, which may further result in changes to the sites drainage proposals.

It is recommended that the approach to our land ownership and legal easements, as per response to **3/2021/0205**, be clarified as soon as possible, to avoid any delays in delivery. The applicant should contact PropertyGeneralEnquiries@uuplc.co.uk to continue discussions.

The applicant can discuss further details of the site drainage proposals with Developer Engineer, **Gulshan Seetulparsad** by email at wastewaterdeveloperservices@uuplc.co.uk.

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 <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> 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

Water pipelines

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

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. *Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).*

Advice relating to both water and wastewater infrastructure

It is the applicant's responsibility to demonstrate the exact relationship between 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.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that a diversion application is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

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.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines'. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational. A copy of this document is available on our website.

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 - DeveloperServicesWater@uuplc.co.uk
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 <https://www.unitedutilities.com/property-searches/>

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.