

REFORD

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25th March 2025

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

Dear Planning Team

Planning reference: 3/2024/0996

Location : 98 Ribchester Road and land adjacent 94 Ribchester Road, Clayton-Le-Dale, BB1 9HQ

Proposal : Approval of details reserved by conditions 9 (SW drainage), 12 (drainage scheme)

I refer to the letter from United Utilities dated 7th March 2025 in which United Utilities recommends that conditions 9 and 12 are not discharged. Two reasons were provided and these are below with our responses alongside.

1. It is unclear how the connection is being made with the public wastewater network. We require a detailed drainage plan; clearly demonstrating how the scheme would connect to the public sewer. Noting that this is an application to discharge drainage conditions, we would expect the invert levels and cover levels to be included on the drainage plan.

Response: The drainage plan that was included within the surface and foul water drainage scheme report that was produced in support of the application to discharge the drainage conditions has been revised to provide the information requested above and is attached to this letter.

A drainage survey has been carried out on the drainage within and immediately beyond the development site. It has been proved that the drain leaving the development site under the existing access is connected to the public sewer that lies within Ribchester Road into an

existing manhole that is hidden under the road surfacing. The existing connection enables discharges to be made from the existing site and will be used to enable discharges from the proposed development.

2. The sewer shown on our records is being assumed to be a combined sewer. The asset maps indicate it is a foul only sewer. We require evidence i.e. a drainage survey, to confirm that the foul sewer we have on our records is in fact a public combined sewer.

Response: A drainage survey has been carried out of the drainage within and beyond the application site. The result of the survey is shown on the existing drainage plan attached to this letter.

The drainage within the site extends beyond the site to the east of the site and serves the properties to the east that front onto the northern side of Ribchester Road. Dye testing has been carried out on the gullies taking rainwater from the roofs to the rear of the properties and it has been proved that the drain running along the rear of the existing properties takes both surface and foul water from the existing properties.

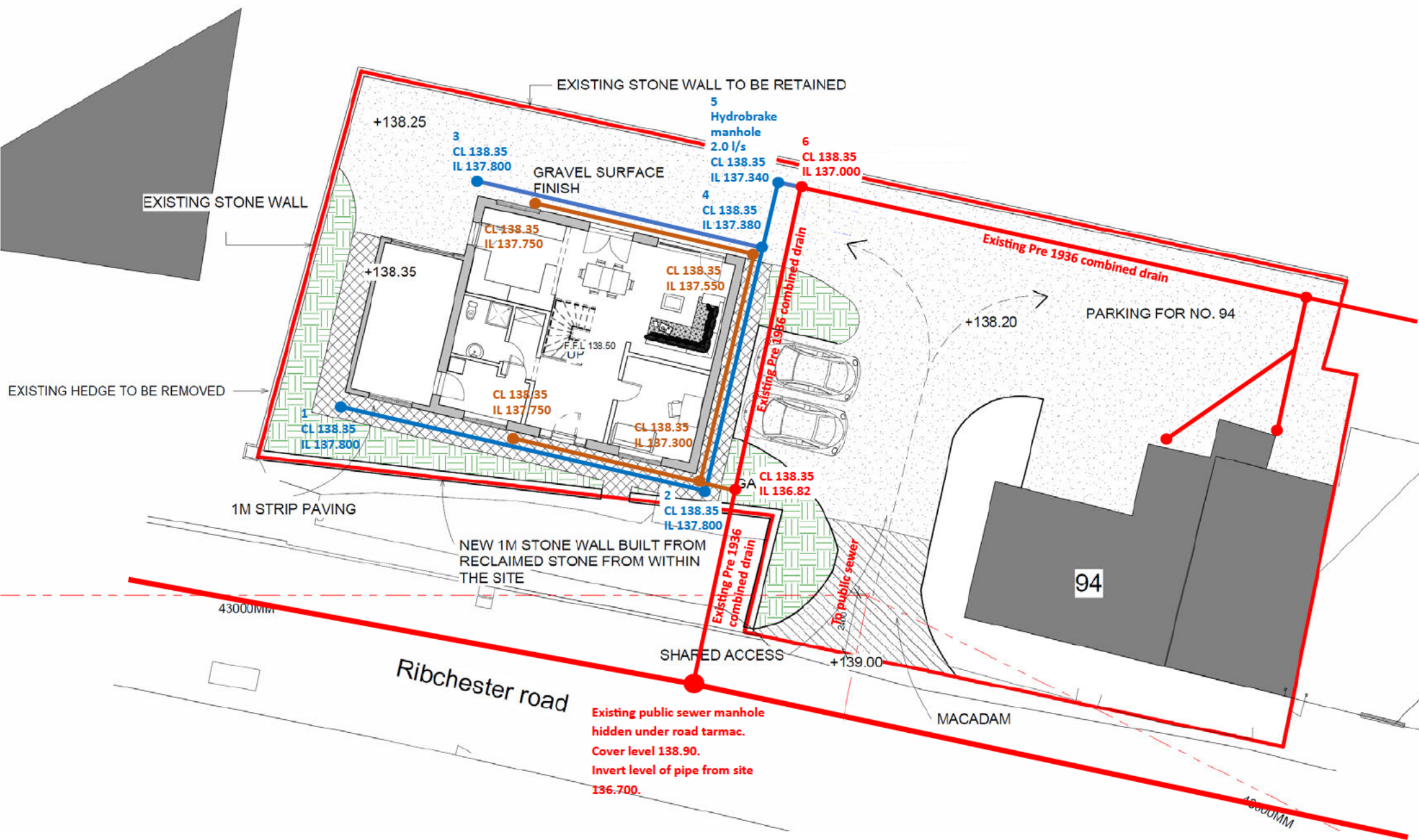
As stated above in response to item 1 above, it has been proved that this drain, leaving the development site under the existing access, is connected to the public sewer that lies within Ribchester Road into an existing manhole that is hidden under the road surfacing. As such, the public sewer within Ribchester Road is actually a combined sewer as it is taking both surface water and foul water from the existing properties that lie along the northern side of Ribchester Road. Therefore, under the hierarchy for dealing with surface water runoff from development sites, it is acceptable for surface water runoff to be discharged into it.

We therefore ask United Utilities to recommend that Conditions 9 and 12 relating to drainage be discharged.

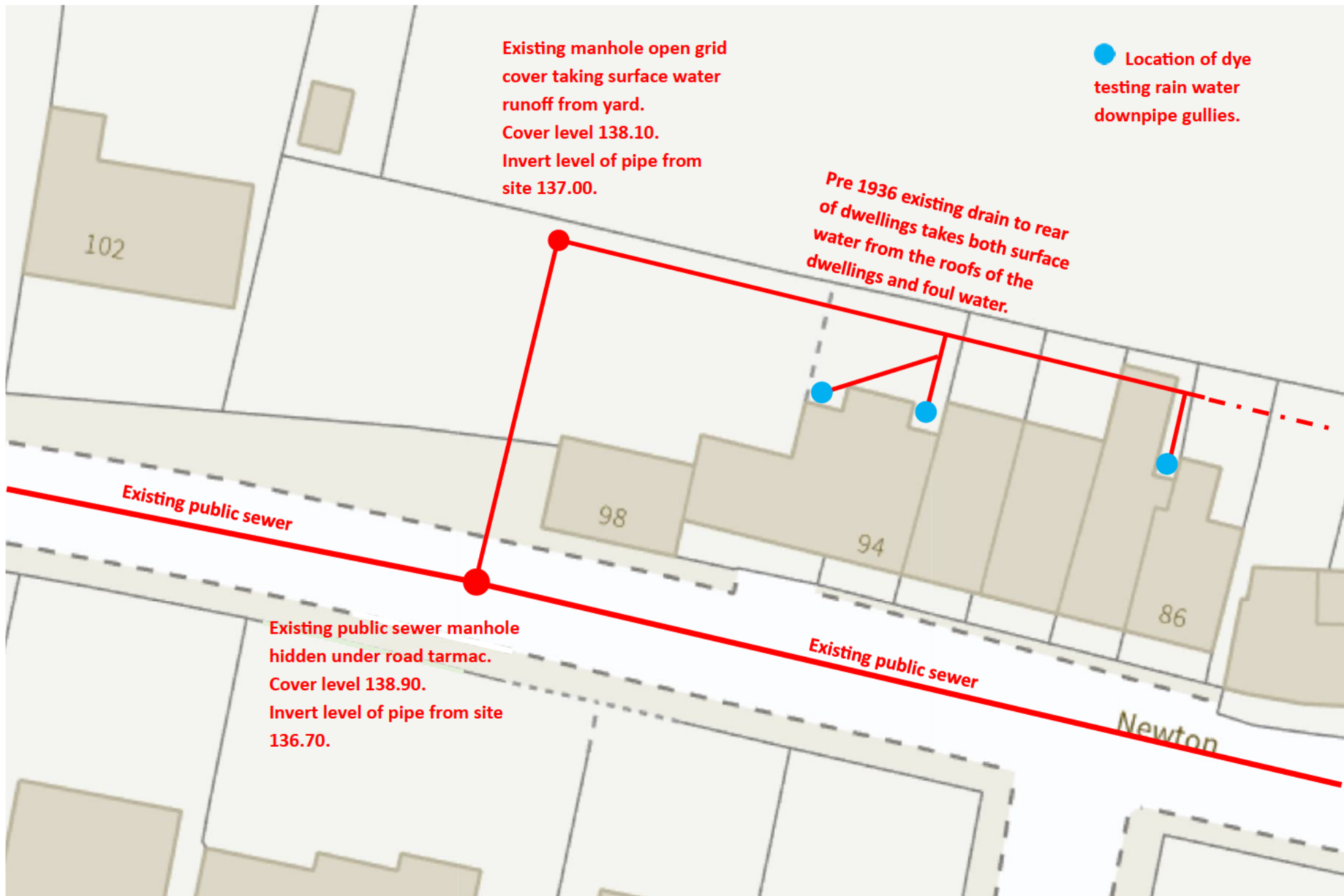
Yours sincerely,

Bob Ford

Bob Ford CEng MICE
DIRECTOR
REFORD Consulting Engineers Limited



PROPOSED DRAINAGE LAYOUT



EXISTING DRAINAGE