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HB106/SA/AM/EW

2nd September 2025

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs
BB7 2RA

Dear Sirs

Re: The Old Garage Site, Newton Road, Dunsop Bridge BB7 3BB
Approval of details reserved by conditions 4 and 5
Ribble Valley ref 3/2025/0318
UU ref DC/25/1156

We have been passed a copy of the United Utilities consultation letter dated 27th May 2025, and have the following comments and response to make.

Regarding condition 5, we are not proposing the site drains to the Raw Water Main, but to an existing 450mm diam culverted watercourse that outfalls into the river. The Raw Water Main runs parallel to this culvert.

Regarding condition 4, We have been liaising with Graham Perry and Mark Ryan at United Utilities in order to locate the position of the Raw Water main. This has now been accurately picked up on the survey drawing and superimposed on our drainage plan. The attached updated drawing 23120-DR-C-0120-P6, shows the accurate location of all the UU services on the site. The drainage layout has been adjusted slightly to ensure there are no proposed excavations or adjustment of ground levels within the required easements from your services.

Hopefully this addresses the points raised and your objection to the proposals can now be removed.

Yours faithfully,
Erica Wright Architecture Ltd

[REDACTED]
Erica Wright
Chartered Architect

Enc 23120-DR-C-0120-P6 prepared by Topping Engineers - consulting drainage engineers