



24th May 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 letter from United Utilities dated 13th May 2021 in which 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. Proposed finished floor and ground levels for the development in metres above ordnance datum are to be confirmed. This has been requested as the topographic data suggests that some of the proposed properties will be at a lower level than the manhole cover level on the 225mm public sewer that passes through the site. For low-lying sites (where the ground level of the site is below the ground level at the point where the drainage connects to the public sewer) care should be taken to ensure that the properties are not at increased risk of sewer surcharge.

Response: The finished floor and ground levels are shown on the attached plans in relation to the public sewer that crosses the site.

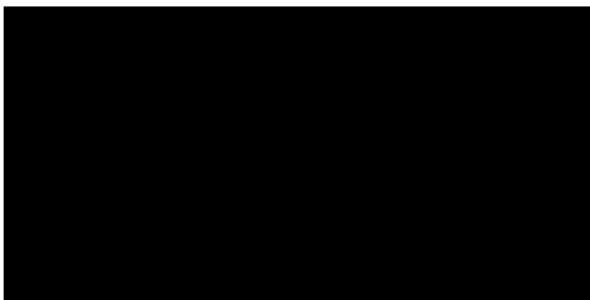
It is intended that the foul water from the developed site will be discharged into the public sewer by installing a new manhole on the sewer just before it leaves the development site at its southern most point, which is also the lowest point of the site. The manhole cover of this new manhole will be below the proposed finished floor levels of the dwellings and as such the dwellings will not be at risk of flooding should surcharging of the sewer occurs.

2. Additional information to understand the change in ground levels and the proposed stepped access in the context of United Utilities sewer as access to the public sewer will need to be afforded for maintenance, repair and replacement. It is unclear from the plans if the required access strip of 6m (3m either side of the sewer, measured from the centre line) is being met.

Response: The attached plans also provide information with regards the change of ground levels and the proposed stepped access in the context of United Utilities sewer. The site plan that was submitted in support of the planning application, and is also attached, shows that a 6m easement is provided for the public sewer crossing the site. This is confirmed.

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

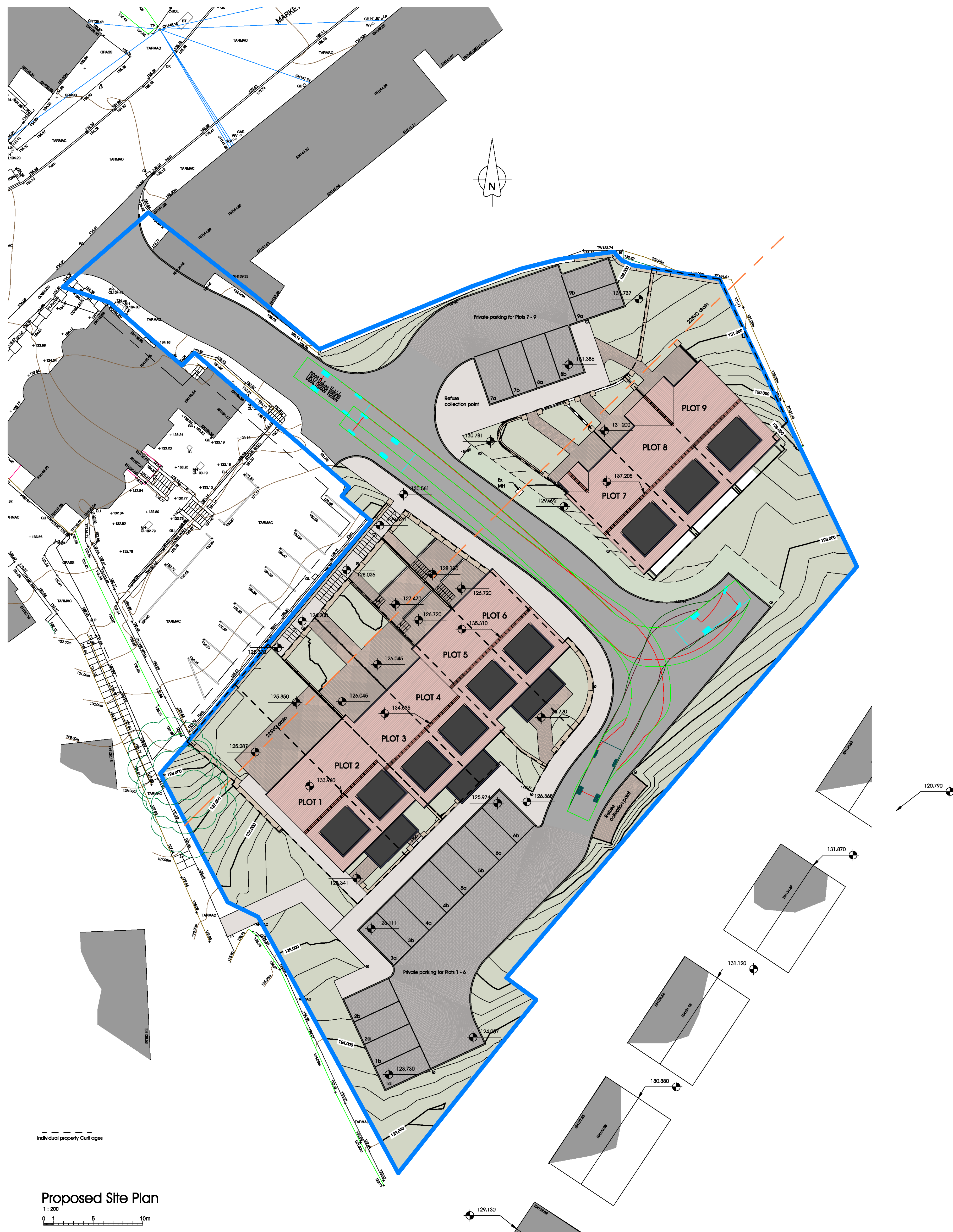
Yours sincerely,







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



Proposed Site Plan
1 : 200
0 1 5 10m