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S Bailey
Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA

Your ref	3/2011/0400
Our ref	DC/11/2808
Date	31-AUG-11

Dear Mr Bailey,

Location : The Royal British Legion Club Towneley Road Longridge Preston PR3 3EA

Proposal : Erection of 5No terraced houses. Demolish existing extensions to clubhouse & rebuild

Thank you for your planning consultation of 22 July 2011.

This response is based on the details submitted on the planning application form; any changes to the planning application will invalidate this response.

I will have no objection to the proposal.

A water supply can be made available to the proposed development.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

United Utilities offers a fully supported mapping service at a modest cost for our electricity, water mains and sewerage assets. This is a service, which is constantly updated by our Map Services Team (Tel No: 0870 7510101) and I recommend that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

United Utilities encourages the use of water efficient designs and development wherever this is possible. The most up to date advice for water efficiency and water efficiency products can be found at Water wise who have recently published a best practice guide on water efficiency for new developments. We would encourage utilisation of the following water efficiency activities:

Installing the latest water efficient products, such as a 4.5l flush toilet instead of the 6l type. Minimise run lengths of hot and cold water pipes from storage to tap/shower areas. This minimises the amount of waste during the time the water goes from cold to hot.
Utilising drought resistant varieties of trees, plants and grasses when landscaping
Install water efficient appliances such as dishwashers, washing machines.

Yours Sincerely

Tracy Churchman
United Utilities
Asset Protection