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Graeme Thorpe
Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA

Your ref 3/2011/0482
Our ref DC/11/2628
Date 05-AUG-11

Dear Mr Thorpe,

Location: Brown Leaves Country Hotel Longsight Road Copster Green
Proposal: Demolish hotel & outbuildings & redevelopment of site for residential use

Thank you for your planning consultation of 7 July 2011.

In accordance with PPS25 surface water should not be allowed to discharge to the foul sewer as stated in the planning application. This prevents foul flooding and pollution of the environment.

I therefore request a condition to be attached to the application requiring the developer to contact the Local Authority confirming how surface water will be managed.

The applicant must discuss full details of the site drainage proposals with John Lunt contact No. 01925 678311.

We can readily supply water for domestic purposes, but for larger quantities we will need further information.

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 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:

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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.

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.

Please note that a copy of these comments has been forwarded to the agent.

Yours Sincerely

Jillian Walker
United Utilities
Asset Protection