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

Your ref	3/2011/0766
Our ref	DC/11/4748
Date	24-NOV-11

Dear Mr Bailey,

Location : 47 Standen Road Clitheroe BB7 1JY

Proposal : Proposed two-storey extension with single storey extension to side and rear

Thank you for your planning consultation of 28/10/2011

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 provided that the following conditions are met: -

- A water main crosses the site and a diversion of the main at the applicant's expense, will be necessary.

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:

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 offer a fully supported mapping service at a modest cost for our water mains and sewerage assets. This is a service, which is constantly updated by our Property Searches 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, due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction, please contact a Building Control Body to discuss the matter further.

Yours Sincerely

Daniel McDermott
Asset Protection
United Utilities