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

Your ref 3/2011/0976
Our ref DC/11/5163
Date 19-DEC-11

Dear Sir/Madam,

Location : Weavers Arms Market Place Longridge Lancashire PR3 3RR
Proposal : Proposed conversion of the former Weavers Arms public house into two dwellings and demolition of the rear toilet block to create a terrace. Conversion of detached structure into a garage.

Thank you for your planning consultation of 16/12/2011.

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

I have no objection to the proposed development.

However, the applicant should be made aware that the proposed development falls within the required access trip of a public sewer. Therefore, United Utilities suggests that the applicant contacts a Building Control Body at an early stage to discuss the matter further.

If possible, this site should be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

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.

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 Faithfully,

Lorna Church
Asset Protection
United Utilities