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20 DEC 2011

FOR THE
ATTENTION OF

Direct Line 01925 678308
Planning Liaison@uuplc.co.uk

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

Your ref 3/2011/0995
Our ref DC/11/5169
Date 20-DEC-11

Dear Sir/Madam,

Location : Oakmount Farm Ribchester Road Clayton-Le-Dale Lancashire
Proposal : Proposed conversion of an existing dwelling and attached annex into two separate residential properties and erection of a single storey double garage

Thank you for your planning consultation of 15/12/11.

I have no objection to the proposed development.

The applicant should note that United Utilities do not have any public sewers in the vicinity of the proposal.

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