



Chairman
J H Strong

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J Macholic Esq
Development Control Manager
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Dear John

DEVELOPMENT OF SITE
BARROW BROOK BUSINESS VILLAGE, BARROW
PLANNING APPLICATION NO. 3/2009/0791

The above application has now been considered by members of the Parish council who offer the following observations.

1 DISPOSAL OF SEWERAGE AND SURFACE WATER

There is still very real concern at the lack of any firm assurances that the sewerage and top water drainage systems in Barrow could adequately cope with the additional volumes which would be engendered. Assurances should be sought from United Utilities that their systems are or will be totally adequate.

2 AFFORDABLE HOUSING

The development should comply with the Borough Council's policy concerning the provision of affordable housing.

3 PROTECTION OF ENVIRONMENT

Steps must be taken to protect existing wildlife, habitat and trees, particularly round the lodge, down the barrow brook corridor and along the area of the footpath running from Whalley Road to the rear of the Printworks building.

4 PLAYING FIELD ACCESS

The new access to the Parish Council Playing Field must be available for maintenance vehicles and passage by members of the public, to disabled access requirement standards.

5 PARKING OF VEHICLES - WHALLEY ROAD

Attention has been drawn to a potential problem which might arise with the parking of vehicles on Whalley Road by car users visiting the new houses, or even living there, if it was more convenient than going all the way round by the A59. There must certainly be no vehicular access from the site onto Whalley Road.

6 A59 ROUNDABOUT

The development would obviously intensify the use of the roundabout, which is already very busy, and there is concern whether it is adequate for the use.

7 SECTION 106 AGREEMENT

Paragraph 3.1 should specify that the Public Open Space is owned by the Parish Council. The commuted sum should be paid to them accordingly or utilised for purposes specified by them in connection with the playing Field.

8 HOUSING DESIGN

The more conventional design of the dwellings is welcomed.

Yours sincerely

Alan Butt

W Alan Butt
Clerk to the Parish Council

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