

Your Ref: PP-04772170  
Our Ref: VH/1044

2<sup>nd</sup> February 2016

Mr Adrian Dowd  
Principal Planning Officer  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Dear Adrian

**KIRK MILL, CHIPPING: APPLICATION FOR LISTED BUILDING CONSENT (PLANNING PORTAL REFERENCE: PP-04772170)**

I am formally instructed by SCPi Bowland Limited to submit an application for Listed Building Consent for:

- The rebuilding of an element of the mill pond wall, which has been dismantled due to rapid deterioration in December 2015, to match the remainder of the mill pond wall.
- The draining of the pond to enable 'puddling' to allow repair works to be undertaken to the clay base of the pond to stop leaks, to allow an inspection of the overall structure and to de-silt the pond.
- The removal of all vegetation growth to the south east corner of the pond excluding large mature trees to the pond edge.

The application has been submitted electronically via the Planning Portal (Reference: PP-04772170).

This application is supported by a suite of documents which are identified below:

- Duly completed application forms, certificates and notices prepared by HOW Planning (dated 2<sup>nd</sup> February 2016);
- Site Location Plan; and
- Site Photography (Appendix 1).

**Application for Listed Building Consent**

Kirk Mill and its associated mill ponds retaining walls, outflow and stone built leat is a Grade II listed building. The list description identifies the following reasons for designation:

*Rarity:* It is a rare surviving example in the north-west of an Arkwright-type cotton spinning mill that exhibits two phases of C18 development.

*Intactness:* It retains its contemporary water management system comprising the mill pond's retaining walls, outflow and leat.

**Planning and Environmental Advisers**

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*Survival of original and early features:* It retains many windows and doors, the wheelpit and the waterwheel and its driving gears, together with evidence of how associated drive shafts and belts powered the early machinery.

*Historical:* Kirk Mill was built in 1785. It is one of the oldest surviving cotton spinning mills in the north-west and thus represents one of the earliest examples of a textile factory that soon became a crucial component of the Industrial Revolution.

*Layout:* The mill's development over its two hundred year history remains clearly legible.

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states that in determining a planning application for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The National Planning Policy Framework (NPPF) at paragraphs 133 and 134 requires an assessment of the potential harm a proposed development would have upon the significance of a designated heritage asset and requires that harm should be weighed against the public benefits of the proposal. As such, included below is detailed information regarding the methodology for the repair work required to be undertaken to preserve the special interests of the Listed Building and its setting.

As illustrated by Photographs 1 to 4 included within Appendix 1 to this letter, the mill pond wall is in a poor state of repair and an element of the wall has been dismantled due to the rapid deterioration of the wall over the 2015/2016 winter period. Photographs 13 to 16 show the dismantled mill pond wall. The wall will be rebuilt using any many of the original stones as possible, which are being stored on site, and matched with reclaimed stone as required. The rebuilding of the wall will be done to match the remainder of the mill pond wall.

The wall will be rebuilt utilising the stone taken from the wall when it was carefully dismantled using a proprietary sand and cement mortar to match the remaining wall.

It is necessary to undertake repair works to the clay base of the pond to prevent leakages. In order to undertake these repairs, and to de-silt and enable overall inspection of the structure of the mill pond, it is necessary to drain the pond to enable 'puddling'. The applicant has sought advice from the Ribble Rivers Trust who have advised of the following strategy for draining the mill pond:

- Divert in the input of water such that no more water enters the pond;
- Draw down the pond with a pump at a rate that fish can move with the receding waters but not to the point of being bone dry; and
- Filter the pump outfall and let it discharge over flat land before entering a water course.

The vegetation is causing the deterioration of the dam wall's structural integrity as roots displace mortar along the wall's face. Roots are also growing through the clay base of the pond causing leaks to the roadside elevation of the pond.

In conclusion, it is considered that the proposals would preserve the special interest of the Listed Building and its setting. The proposal would be in accordance with the expectations of the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is in accordance with Ribble Valley Core Strategy Key Statement EN5: Heritage Assets.

I trust the above and enclosed will enable you to register the application for Listed Building Consent and request that the Council supports the proposals and grant consent. Should you require further information or wish to discuss the application then please do not hesitate to contact me.



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**Encs.** Appendix 1: Site Photography  
Listed Building Consent Application Form  
Site Location Plan (Drawing Ref. 1044/01)  
LBC Proposals Plan (Drawing Ref. 1044/02)