

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our Ref: PWA_16-214

21st March 2017

Dear Sir / Madam,

**FULL PLANNING APPLICATION FOR CREATION OF NEW ACCESS AND ADDITIONAL CAR PARKING
HOLMES MILL, GREENACRE STREET, CLITHEROE, BB7 1EB**

In April 2016 Emporia Leisure Ltd, received planning consent (both full and listed building consent) for a mixed use development at the above address (applications 3/2015/0943 and 3/2015/0944 refers). Following the grant of planning permission, our client (the applicant) would like to introduce an additional means of access into the site and increase the amount of car parking available to support the development (now operational) and in this respect, we have recently lodged (via the planning portal, reference PP- 05930778) a full planning application to Ribble Valley Borough Council. The submitted application documents are as follows:

- 1APP Form with Ownership Certificates
- Construction Method Statement
- Drawings:
 - Location Plan (drawing no. 1459 62)
 - Existing Site Plan (drawing no. 14/59 Ex 0)
 - Proposed Site Plan (drawing no. 14/59 PL 1 rev G)
 - Proposed Site and Access Plan (drawing no. 14/59 SKPL 3 rev A)
- Flood Risk Assessment and Drainage Scheme
- Phase I Geo-Environmental Assessment
- Transport Report

The application specifically seeks planning permission for:

- A new means of vehicular and pedestrian access into the Holmes Mill site from the north, off Moor Lane;

- The creation of 32 new parking spaces, for patrons of the Holmes Mill development which are located at either side of the new internal access road.

It is anticipated that the application will receive the Council's full support and that this will enable the applicant to deliver a new alternative access which will in turn greatly enhance permeability and connectivity for the immediate, surrounding area and additional car parking to the benefit of the wider Holmes Mill development.

The requisite application fee has been calculated as £195 and will be paid directly to the council in full by our client.

If you require any further information, please do not hesitate to contact me. I look forward to receiving receipt and validation of this application.

Yours faithfully,



Emily Robinson | Assistant Planner

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