

Sharon Craig

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 17 December 2020 14:24
To: Planning
Subject: RE: 3/2019/0545

Good afternoon

Thank you for re-consulting the LLFA on the above application. I've reviewed the latest information and I've no further comments to add.

Many thanks,

Chris

Chris Dunderdale
Flood Risk Management Officer
Highways and Transport
Lancashire County Council
T: 01772 534593
W: www.lancashire.gov.uk

From: Suds
Sent: 15 December 2020 11:35
To: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Subject: 3/2019/0545

Good morning,

Please see the attached re-consultation for 3/2019/0545.

The application has been 'screened in', a folder created and has been added to the log.

Regards

Helen Lord
Flood Risk Technical Support Officer
Highways and Transport
Lancashire County Council
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From: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>
Sent: Thursday, December 10, 2020 4:55 PM
To: Whalley Parish Council <clerk@whalleyparishcouncil.org.uk>; Schools Planning Enquiries <Schools.Planning@lancashire.gov.uk>; LHS Customer Service <lhscustomerservice@lancashire.gov.uk>; Suds <suds@lancashire.gov.uk>; Countryside <countryside@ribblevalley.gov.uk>; Environmental Health <EnvironmentalHealth@ribblevalley.gov.uk>; Rachael Stott <Rachael.Stott@ribblevalley.gov.uk>; Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>; Environment Agency (CLPlanning@environment-agency.gov.uk) <CLPlanning@environment-agency.gov.uk>; planning.liaison@uuplc.co.uk; 'Barrow Parish Council'

<barrowparishcouncil@gmail.com>; Cadent Gas (used to be National Grid) (plantprotection@cadentgas.com)
<plantprotection@cadentgas.com>

Cc: Adam Birkett <Adam.Birkett@ribblevalley.gov.uk>

Subject: 3/2019/0545

Further to our email on 13th September 2019, we have now received the following additional information:

1. planning support letter (to be read alongside the submitted Planning Statement)
2. market needs supply and demand report for the age-restricted older people's bungalows
3. transport assessment addendum - Revision A
4. revised application arrangement plan - drwg. no. P5035-1150 Rev B
5. revised illustrative masterplan - drwg. no. P5035-SK002 Rev 4
6. LVIA Viewpoint 16 night time photograph taken from the AONB
7. additional photograph of Barrow Brook Enterprise Site - daytime and night time views

Please will you let Adam Birkett have your comments on the new information? (Please respond to planning@ribblevalley.gov.uk FAO Adam Birkett).

The application is for a Hybrid planning application for mixed use development comprising

a) in full, the erection of 48 bungalows for persons aged 55 years and over (Class C3) and a 64 bedroom care home (Class C2) with vehicular and pedestrian access from Clitheroe Road and associated car parking, landscaping and external

works

b) in full, a drive-thru restaurant (Class A3) and associated customer car parking, landscaping and external works with vehicular access from the A59

c) in outline with all matters reserved except access, employment units (Class B1 and/or Class B2 and/or Class B8 under Class V of Part 3 of Schedule 2

of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) and a petrol filling station (sui generis) and convenience store (Class A1) with associated customer car parking, landscaping and external works and vehicular access from the A59

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0545

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

T: 01200 425111

Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

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