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Gary Hoerty Associates

03 September 2020

Our Ref: Dow/982/2902/CS

Ms N Hopkins
Director of Economic Development and Planning
Ribble Valley Borough Council
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Dear Ms Hopkins

**Re: Our Client Mr M Downey, 22 Fairview Drive, Adlington, Chorley, PR6 9SB.
Householder Planning and Listed Building Consent application for the erection of a
single storey extension at Mill House, Long Building, Sawley.**

This letter relates to an application, as described above, that we have submitted via the Planning Portal

This application effectively relates to a relatively small extension to a previously proposed extension for which Planning Permission and Listed Building Consent were granted on 16 June 2017 under references 3/2017/0349 and 3/2017/0350. On that same date, permissions had also been granted under references 3/2017/0347 and 3/2017/0348 for an extension with the same footprint but with a different roof design. Condition No. 6 on all the permissions required the submission for the Council's approval of a programme of archaeological recording and analysis which was to be carried out in accordance with a Written Scheme of Investigation which would precede a required watching brief. Under references 3/2018/0351 & 0352 that condition was part discharged on the basis of the Written Scheme of Investigation prepared by a Mr J.M Trippier (a specialist in Archaeological matters) that we submitted with that Discharge of Conditions Application. We confirm that Mr Trippier has been engaged by our client to carry out the watching brief.

With this current application, in addition to the appropriate application form and plans, we have also submitted a Planning Statement, a Heritage Asset Statement, the previously submitted Written Scheme of Investigation, and an Environment Agency Flood Map to illustrate that the proposed development is in Flood Zone 1 – therefore not requiring a Flood Risk Assessment.

We look forward to receiving confirmation of receipt of the application in due course together with the details of the officer appointed to deal with it. I trust we have submitted everything that you need to validate the application. If, however, you have any queries or require any further information please do not hesitate to contact us. Also, if you require any further information or amendments in order for the proposal to be approved, I request that you give us the opportunity to address the same prior to the determination of the application.

We would also comment that our client is keen to carry out the development (if approved) as soon as possible. In that regard, we are looking to obtain a planning permission and Listed Building Consent that do not require the submission of any Discharge of Conditions Applications. Therefore, if you require the submission of any further information or details to



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



achieve such permissions, it would be much appreciated if we are given the opportunity to address those matters within this current application.

Yours faithfully

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