



design

25

tel:

David

● architecture

● construction

● development

STRATEGIC and PRACTICAL building solutions throughout the United Kingdom

Planning Department,
Ribble Valley Council,
Church Walk,
Clitheroe.

28th May 2021

ref: DLVLL/55

Dear sirs,

Proposed Development on land at Preston Road, Ribchester, PR3 3XL
for L'Escargotiere (Ribble Valley) Ltd.

We attach drawings and documents in support of a Planning Application for the erection of a building for heliciculture (snail breeding) together with 6no. log cabins to be used as holiday lets.

This is a new application submission following the refusal of the previous application, ref: 3/2020/0940 which was refused on 14/04/202. This application site is situated on the land which was edged blue on 3/2020/0940 and it is in the ownership of the applicant. Access to the site is existing and direct from Preston Road, and is just as was on the previous application 0940. No highways comments or objections were raised to this access.

This present application is for the erection of the buildings as 0940, except that one log cabin has been reconfigured to allow for total use of disabled persons with carers. The number of cabins remains at 6no. as before.

This site is wholly outside any Flood Risk Zone as indicated on The Environment Agency Flood Zone Map and attached with this application.

The previous application, 0940, was refused due to there being "no reasonably available sitesin areas with a lower probability of flooding contrary to paragraph 155, 157 and 158 of the NPPF".

This site off Preston Road is appropriate for the proposed development and on land not at risk from flooding.

A further Ecology Survey is commissioned and will be submitted shortly, as will a Noise Assessment Report.

Rebecca Bowers dealt with the previous application, and also the Pre Application Enquiry and it's hoped she is available for this one.

Should you require any further information, please let me know.

yours faithfully

David Liversidge