

From: Contact Centre
Sent: 05 August 2022 11:34
To: Planning
Subject: FW: Planning Application Comments re app no 3/2022/0622

Contact Centre

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From: [REDACTED]
Sent: 05 August 2022 11:30
To: Contact Centre <contact@ribblevalley.gov.uk>
Subject: Planning Application Comments re app no 3/2022/0622



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Dear Sir/Madam

I realize that comments for this application has now closed, however given that the applicant has given an operation statement dated 1st August I feel that my comment should be taken into consideration.

Also on reading the statement the consultation period should now be extended to include and allow the occupiers of Warwick Street to be given chance to comment.

The operation statement says it will instruct staff to park on Warwick street and though this may be mainly in the evening there still be extra parking required from 9am and for deliveries.

The Highways agency has already commented on a recent application for a development on Warwick Street that this street is already a full capacity as per below:-

Warwick Street does not have a TRO which restricts parking but there is limited spare on-street capacity for vehicles associated with the proposal to park. This is because as seen on a site visit undertaken by the LHA on 8th December 2021 and by reviewing Google Streetview, on-street parking on both sides of the carriageway is a regular occurrence and there is limited spare capacity for other vehicles to park. Vehicles park on-street in this area because Warwick Street is home to a number of existing retail and industrial units as well as a number of dwellings. These units and dwellings, alike the proposal, do not have access to any off-street parking facilities. Therefore, parking demand for occupants of the dwellings and the units all occur onstreet. This means there is limited capacity for the street to provide further parking spaces.

Therefore, increasing the likelihood of further on-street parking in the area could lead to inappropriate parking associated with the proposal to occur. This would be to the detriment of highway safety and contrary to paragraph 111 of the National Planning Policy Framework 2021. The proposal could also further impact on the traffic flow of Warwick Street, which is prone to double parking along both edges of the carriageway. The street, as seen during the site visit on 8th December 2021 and by reviewing Google Streetview, is limited to one-way vehicle movements occurring. This is because due to vehicles being parked on both sides of the carriageway, the carriageway is then too narrow for two-

movements to occur. Therefore, when two-way movements are occurring the street, one vehicle has to wait in a space while the other passes. Further intensifying on-street parking in this location following the proposal, will mean that there is a lack of free space for vehicles to wait while another one passes like the existing situation. Therefore, the likelihood is further collisions are likely to occur which would be to the detriment of highway safety.

Another issue could be the noise of staff members and band members leaving late at night when the street is very quiet and even low level noise can be disturbing.

I look forward to your consideration on my comments and hearing from yourselves.

Yours Sincerely

