

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 05 August 2022 09:51  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0682 FS-Case-442256644

[REDACTED]

**Planning Application Reference No.:** 3/2022/0682

**Address of Development:** 1-5 Back St Paul's St

**Comments:** A response to the retrospective application for an amended turning circle at Back St Paul's St Low Moor.

One of the main considerations for agreeing to houses being built on Back St Paul's St was the necessity of providing a safe turning circle for large vehicles, in particular for emergency services ie fire engines, ambulances. Lancashire Highways rejected the small lay-by alternative, proposed on application 3/2022/0105 on the grounds that: "the turning head will be inadequate for large delivery vehicles to turn around and exit the site in a forward gear."

It now appears that after a meeting of [REDACTED] Building Surveyor, acting on behalf of [REDACTED] property developer, with LCC Engineer, [REDACTED] a revised plan has been discussed and submitted 3/2022/0682. The plan clearly demonstrates that the area for turning would only be suitable for family cars...and WOULD NOT accommodate larger vehicles.

At the aforementioned meeting of LCC Engineer and Building Surveyor, according to [REDACTED] cover letter: "It was agreed that the width of the existing Back St Paul's St, restricted at both ends to 3.8 m, large vehicles would not use this street."


This back street is the new houses only access for their residents and any deliveries. All new residents will require the services of furniture removal vans. There is already evidence of large vehicles being unable to turn around when delivering to plot 1. Many people depend on large delivery vans to deliver their purchases and the present arrangement is dangerous.

There are 15 houses on St Paul's St and 4 houses on St Paul's Terrace which have all been directly impacted on by the erection of the 5 houses on Back ST Paul's St and the 5 garages on ST Paul's Terrace. There have been many large vehicles involved during the 4 years of building work and the residents have endured a great deal of inconvenience. All the back gates 5-31 lead directly onto the back street. There is no footpath or lighting provision. [REDACTED] nearly being knocked down by a workman's reversing vehicle after stepping out from [REDACTED]. Any traffic up and down the narrow back is a constant danger to all residents stepping out of their back gates. also to all pedestrians, dog walkers, cyclists and children who frequently use the back to access Low Moor Club and Roefield playing field.

In the interests of public safety I oppose the new lay out for the turning circle and hope that the legitimate concerns of local residents are heeded. I agree with the LHA who in April 2022 advised the agent, " that the turning head should be the same size as the one already approved following application 3/2017/0920. This is because the size of the turning head was adequate for the scale of the development."

If these concerns are ignored then any accident resulting directly or indirectly from inadequate provision of turning space will be the responsibility of RVBC and LCC, Please take the safety of all to be the determining factor when

considering this revised plan 3/2022/0682 .

 5/08/2022