


From: [REDACTED]
Sent: 11 August 2023 20:46
To: Planning
Subject: 3/2023/0407 Glencroft, Chatburn


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To whom this my concern.

Regarding the about planning application and the Construction Management Plan (amended)

I see from the amended CMP that the vehicle access route has been changed to use Downham Road, Victoria Avenue and Pendle Road. There is no Pendle Road in Chatburn.

Pendle Avenue is a private unadopted road that [REDACTED] residents have paid to be surfaced. Should the construction work cause damage to the road surface [REDACTED] rely on the council to make good the road surface should the contractor fail to do so?

Point 5.3. Size of vehicle

Both Downham Road and Pendle Avenue have weight restrictions. What is the maximum size of vehicle allowed. This should be stipulated within the CMP.

I note in point 5.6 that the mechanical sweeping of the intended route, as stated in the previous CMP, has been down graded to a man and a shovel, followed by a power washer at the discretion of the site manager. The power washing of the street will generate waste water.

The definition of waste water is:

Wastewater can be defined as water that has lost its potential to be used for domestic or industrial use. The contaminated water may contain waste products, detergents, cleaning agents, etc. from homes and offices, or harmful chemicals if discharged from industries.

Point 6.0 Wheel wash

Could you please tell me where in the amended CMP the capture of the waste water is outlined? The location of the wheel wash and any washing of the access route will allow water to pollute the near by stream.

Point 6.0 Management of Dust and Debris

It is intended to "damp" down the demolition works to reduce dust. How will the management of the run off water be achieved. Run off water will naturally head down hill to flow into the stream.

Point 9.1

In this section the the phrase "resultant hardcore will be used on site where ever possible" is used. Does this mean that some of the rubble from the demolition and other works will be used as back fill?

Materials generated from the demolition of the existing building is not a suitable back fill material due to the possibility of leachate polluting the stream and the bottom of the property.

Can [REDACTED] the residents rely on the council to monitor the stream and ensure that the contractors clean up any and all pollution ?

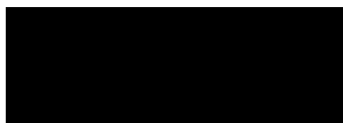
Should the contractor fail to clean up any and all pollution then will the council step in and remediate any and all pollution of the stream?

From the original planning, condition 8, approval submission and approval of the CMP had to be in place prior to any construction works commencing. There has been works carried out, prior to the CMP approval, under the radar so to speak.

As this has been the case will the council be monitoring the construction closely to prevent further breaches of the planning application?

I look forward to your response

Kind Regards



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 August 2023 21:48
To: Planning
Subject: Planning Application Comments - Application 3/2023/0407 FS-Case-539038177

Planning Application Reference No.: Application 3/2023/0407

Address of Development: Glencroft
Pendle Avenue
Chatburn BB7 4AX

Comments: Dear Sir/Madame

I would just like to express my concerns over the planning application for Glencroft, pendle Avenue chatburn. [REDACTED] quiet well maintained private Avenue.

I have been lucky enough to [REDACTED] avenue.

Unfortunately if any attempt of access is given via pendle Avenue for the development then this will no longer become a safe well maintained place for children,elderly and any of our residents.

[REDACTED] having a safe place [REDACTED] outside and try to live 'a normal' life will be taken away from them if any heavy vehicles try to come down the Avenue.

The road can not take the weight of heavy loads, it isnt wide enough and vehicles and properties will be damaged. The impact this application is having on many of our neighbours is making them ill.

Please consider our reasons and do the right thing and not let this application go ahead.

Many thanks
[REDACTED]