

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 August 2023 16:40
To: Planning
Subject: Planning Application Comments - 3/2023/0488 FS-Case-540660499

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0488

Address of Development: The Old Printworks 4a & 6a Back York Street BB7 1LT
Grid Ref 374496 441958

Comments: First I wish to say that I'm broadly in favour of this proposed development. The building is architecturally significant, though sadly it has suffered from years of neglect. In my opinion it's renovation and change to use as residential will benefit this historic part of our Town centre.

I do however, have two significant concerns which require taking into consideration before consent is given based on the plans submitted.

Firstly, the brick building intended for demolition and rebuilding a storey higher, abuts a courtyard in the joint ownership of the proprietors of 8a & 8 York Street. The courtyard is used for vehicular parking and both 8 & 8a require access for parking. Due to the tightness of it's turning point, the original brick wall has a chamfer, though significantly the plans do not show the new wall built to the same design (without a chamfer). For continued access to [REDACTED] parking spaces, the rebuilt wall needs to be no worse, but ideally an improvement on the existing design.

Secondly, the rear stone gable elevation abuts the rear yard of no8 York Street. There is currently a window opening at first floor level with a fixed casement featuring obscured glazing, without an opener. It was likely built like this [REDACTED] no issue with this. However, we feel it inappropriate to create two more window openings; one above and one below the existing window. [REDACTED] have particular issue with the proposed opening on the ground floor [REDACTED] [REDACTED], which [REDACTED] creating [REDACTED] Were these windows not to be fixed casements as the existing one is, [REDACTED] anticipate a security issue as they are in the vicinity of a darkened yard [REDACTED] metal security railings [REDACTED] to discourage any criminal activity in what is a dark secluded place at night. [REDACTED] consider it foolish to offer unnecessary invitations. No 8 York Street is currently a commercial property, but if it were to resume being a residential dwelling in the future, no one would want someone's bedroom window at ground floor level, overlooking their yard .

I have a healthy relationship with the developer and he assures me he will consider the interests [REDACTED] [REDACTED] which is reassuring. That said I'd like you to give due consideration to my objections.

Yours faithfully