

Planning Dept  
Council Offices  
Church Walk  
Clitheroe BB7 2RA

14<sup>th</sup> September 2023

Dear Sir/Madam,

Ref: Planning Application 3/2023/0488

4A & 6A Back York St, Clitheroe

I am [REDACTED] (not leasehold) [REDACTED] to the above proposal. I acknowledge that this response is after the nominal closure date for such, but have [REDACTED] [REDACTED] was only yesterday made aware of this planning application. I therefore respectfully hope that you are still able to take into account my one objection together with my other concerns .

In principle I welcome the proposed redevelopment leading to a sympathetically designed & constructed modern building [REDACTED]. Further I read that the existing building has now been defined as unsafe due to water ingress, & am understandingly concerned about the damage a collapse may cause to [REDACTED] my [REDACTED] between [REDACTED] [REDACTED] & indeed [REDACTED]. Irrespective of any planning permission, can I assume that it is incumbent upon the owner to render the building safe?

#### Objection

The proposed site plan is inaccurate. The current minimum distance between the proposal & [REDACTED]. The proposed plan shows it as around [REDACTED]. This would make access to [REDACTED] which are used daily [REDACTED] impossible. If the corner of the new building could be rounded/chamfered to retain the existing 2.5 metres then I would withdraw this objection.

## Concerns

1. I read that the new foundations will be piled. Bearing in mind that [REDACTED] is on its original foundations, what responsibility does the developer have for any damage to [REDACTED] resulting from his piling operation?
2. The extension to the full length of the building on the second floor will cause considerable loss of light, putting [REDACTED] & reducing the opportunity [REDACTED]
3. Would access be required to [REDACTED] & the proposal? If so, I assume this would need [REDACTED] as it would almost certainly damage [REDACTED] & also [REDACTED] parking. To date I have had no contact regarding this but, in the event, I would certainly need some guarantee.

I am not sure whether to expect a response from yourselves or the developer but I am hopeful that the planning authority will take account of the above.

Yours faithfully,

[REDACTED]