

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 August 2023 14:29
To: Planning
Subject: Planning Application Comments - 03/2023/0573 FS-Case-536933673

[REDACTED]

Planning Application Reference No.: 03/2023/0573

Address of Development: Central Garage Warwick Street Longridge PR3 3EB

Comments: I wish to raise some concerns with this planning application,
It states that there is Street Parking on Warwick Street, whilst this is correct this is at full capacity so much so that it impacts the traffic flow on the street.
There is no mention of how this site is to be serviced by deliveries, which would cause further congestion in Warwick Street and for the surrounding area including Townley Road.
You have only consulted 4 Business units in the Street, whilst there is 7 Residential properties, not including those Auction Court and Townley Road and Derby road from which the unit would be visible and could there impact on the enjoyment of their properties, which would suggest that the area is more residential than suggested in the application.
Though parking spaces are to be provided these will be for the current unit and the new, are these ample and is there adequate space for the cars to turn around on site so they do not have to reverse into the street, as the view would be very restricted due to the parking around the entrance and across the road.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 August 2023 13:41
To: Planning
Subject: Planning Application Comments - 3/2023/0573 FS-Case-537482481

Planning Application Reference No.: 3/2023/0573

Address of Development: Central Garage, Warwick Street, Longridge, PR3 3ED

Comments: **Please note this comment replaces my comment with the reference FS-Case-537460515 as an error was made in this comment which I wished to rectify**

I am commenting on this application as a concerned resident of Longridge in order to raise the I OBJECT to the application being granted for the following reasons;

- 1) The B2 unit proposed will be placed in an area which already suffers from over-congestion due to traffic from existing businesses and residential properties and it is regularly impassable. The proposed unit will only serve to further this issue.
- 2) The unit proposed is directly adjacent to a retirement development and will be just 6.9 metres from the ground floor bedrooms of numbers 5,6 and 7 Auction Close which all house elderly residents. This will not only impact on their homes light flow and outlook but will also be detrimental to the health and well-being of the residents of these homes due to the influx of noise levels, pollution (dependant on the industry) and removal of privacy.
- 3) The proposed site will result in an over-developed area within a residential area of the town when there are several other options outside of the centre of the town such as Sandbank Industrial Estate and Shay Lane Industrial Estate where B2 units are traditionally located.
- 4) Review of the plans for this has shown the inclusion of several car parking spaces in addition to the proposed unit. Having visited the site I do not believe that the inclusion of car parking spaces is realistic and, practically, they would not be usable or accessible. It appears that these car parking spaces have been included in the plans in order to bypass concerns regarding the additional cars parked on Warwick Street but that in reality these are not going to be either possible or usable.