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From: [REDACTED]
Sent: 11 September 2023 14:53
To: Planning
Subject: Planning Application Comments - 3/2023/0634 FS-Case-546172326

[REDACTED]

Planning Application Reference No.: 3/2023/0634

Address of Development: Primrose House, Primrose Road, Clitheroe, BB7 1DR

Comments: Quite a few concerns.

Parking -

As [REDACTED] and [REDACTED] on The Old Cotton Mill I am very worried about the future of parking on site. The plans look to remove one parking spot for Flat 15 and one parking spot for Visitors as well as likely causing a lot of issues in the build stage before the entrance has been fully created for other spots. The visitor parking spot that is proposed to be lost is the primary visiting spot for all visitors on site as it is the most tucked away one and causes the least disruptions. Visitor parking at the mill is often nearly full and that is with a lot of the current owners not living in the homes as their main residency. I am currently already worried that if these homes become people's main residents, then The Old Cotton Mill will be extremely busy. All that is without losing 2 extra parking spaces.

We have external walkers driving into site and parking in visitor parking and then taking their dogs for a walk and often not picking their cars up until the next day. The current 'access road' that is mentioned in the planning has visitor parking along the right as you drive into site. If a car longer than a small city car is parked in one of these visitor parking spots, then I often have to reverse back towards the entrance and drive underneath the underground parking garage to get through to the other side. I have a [REDACTED] the same width as a normal car so I dread to think how construction vehicles and large wagons could enter and leave so freely if there is even just one or two visitors. The plan also shows the consideration for 4 normal sized cars to park on the proposed plot. Is it the intention of the owner to just use our visitor parking spots when they have more than 4 people with cars in a house fit for 6+? If there is an electronic gate and the proposed house has visitors and deliveries, what is the plan to stop the entrance being blocked which our parking spot would have to drive past?

Access -

Luckily we haven't had any emergencies on site with the need for ambulances/fire engines but it is a current concern that if we ever did need them to go around the back of the mill then it would be tough for them if more people are having to park on the visitor parking on the right.

As anyone who currently uses the 'access road' knows already there is quite a sharp bend when accessing from Primrose Road and then turning left off Woone Lane into the Old Cotton Mill site. It is dangerous for cars meeting and needing to reverse to get past each other but also especially dangerous with walkers (often with dogs off their leads) as there is no designated footpath, so they just walk in the middle of the road. I fear this is a disaster waiting to happen already never mind adding another 4+ cars and construction traffic into the equation.

Construction noise/traffic/dust-

I would like to know if any consideration has been taken to the certain disruption to Old Cotton Mill residents that comes with the construction of a fancy pad with many muck-shifts/vibrations/noise/traffic/dust, likely damaging

local cars with the consistent dust that will last for months, buildings which are still settling after the recent construction and the roads that are not made to withstand heavy construction traffic, never-mind the damage to the existing wildlife in the area with no current mention on where we stand with bats or owls in the trees that are going to be removed.