

[REDACTED]

From: [REDACTED]
Sent: 03 September 2023 13:58
To: Planning
Subject: Planning app 3/2023/0634

⚠ External Email

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I [REDACTED] planning app.

Although I dont have any objection to the planning application, and appreciate the design and function of the proposed property. I do have concern re access to the site. It appears on the plans that two parking spaces on The Cotton Mill site would be lost to allow access. Has provision been made in the plan to allow two spaces to replace the access spaces.

If this has been considered and included, then I have no objection to the proposed application. The Cotton Mill car parks are regularly full and were bought as part of the initial purchase of the properties.

Regards [REDACTED]
Sent from my [REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 September 2023 11:18
To: Planning
Subject: Planning Application Comments - 3/2023/0634 FS-Case-544912515

Name: [REDACTED]

Address: [REDACTED]
[REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0634

Address of Development: Primrose House, Primrose Road, Clitheroe BB7 1DR
Grid: 373684 440649

Comments: Comments relate to the tree plan, fence line & ecological appraisal.

[REDACTED] fence line & where most of the trees are proposed to be removed would it be possible to arrange a walk of the site [REDACTED] exactly which trees are due to be impacted. the plans a clear but an actual for some would put minds at rest.

The two trees T19 & T20 are to remain with protection & root protection to the hard surfaced driveway. Once work commences can a guarantee be in place that these trees remain, there are mitigating plans & processes but what happens if these are not followed and 12 months after the completion the trees are removed - is this against the law?

Ecological Appraisal

Badgers, Owls & Bats

I have witnessed badger activity on the adjacent footpath & even found one [REDACTED] - I don't believe a thorough assessment has been completed.

Owls - no mention of owls & residents hear them every night. It would appear again that a limited tick box assessment has been completed. They may live in adjacent trees & be happy but it would be wrong to have to re-home without a more thorough assessment.

BATS - I see bats every night flitting between T19 & T20, their canopy, protection & access to roost will be affected with the removal of all other trees.

Bats are a vital component of our local ecosystem, and their populations have been facing numerous challenges, including habitat loss and disruption. It is crucial that we take every measure to protect and conserve their habitats. After a careful review of the submitted planning application and related documents, I have identified several issues of concern:

Lack of Comprehensive Bat Survey: The application appears to lack a thorough bat survey conducted by a qualified bat specialist or ecologist. Given the presence of bats in our region, a comprehensive survey is necessary to determine the extent of bat activity and the presence of roosting sites on the proposed development site.

Inadequate Mitigation Measures: The application does not adequately address the mitigation measures required to protect bat habitat. Without clear and effective mitigation plans, the proposed development could have severe and

irreversible impacts on local bat populations.

Light Pollution: The lighting plan for the project may pose a significant threat to bats, as excessive artificial lighting can disrupt their foraging and navigation patterns. I am concerned that the proposed lighting scheme has not considered the impact on nocturnal wildlife, including bats.

Lack of Public Consultation: There has been a lack of meaningful public consultation regarding this project, which is essential for addressing community concerns and ensuring transparency in the planning process. I believe that the local community should have the opportunity to voice their concerns and provide input.

In light of these concerns, I request that the planning application be reconsidered and that the following actions be taken:

Conduct a comprehensive bat survey by a qualified expert to determine the presence of bats and their habitats on the proposed development site.

Develop and implement robust mitigation measures to protect bat habitat and ensure that the project is in compliance with all relevant wildlife conservation regulations.

Review and revise the lighting plan to minimize light pollution and its impact on local bat populations.

Initiate meaningful public consultation to engage with concerned residents and environmental advocates, ensuring that community input is considered in the decision-making process.

I will also consult the national bat helpline on the matter.

I believe that by addressing these concerns, we can strike a balance between development and the conservation of our local biodiversity, including the protection of bat habitat. I kindly request that my concerns be thoroughly considered during the review process.

Thank you for your attention to this matter, and I look forward to your response and the opportunity to participate in the ongoing discussions regarding this planning application.