

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 February 2024 14:42
To: Planning
Subject: Planning Application Comments - 3/2023/0866 FS-Case-589158453

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0866

Address of Development: land adjacent to no 9 Old Road Chatburn BB7 4AB

Comments: Please find below comments and representations on Application 3/2023/0866 - Land adjacent to 9 Old Road Chatburn BB7 4AB.

Drawing 23_0866_Segregated_Topo_and_Sections_Rev_J_7feb24

I would like to see details of the completed due diligence with regard to the specifications of the retaining wall in order to guarantee protection of the properties of nos 1 2 and 3 HHC. I believe a full engineer's report needs to be submitted to show what needs to be done in order to provide a safe solution and a guarantee that the wall will not fail. Have Health and Safety been advised of the proposals? If the retaining wall fails what recourse do the properties on HHC have?

Drainage

Why are there no drainage plans? Will the new house link in to the fowl water drains of houses 9,7,5 and 3 Old Road and if so, are these sufficient to take another house?

Since HHC has been built, in heavy rain, surface water from HHC adds to the water that rushes down the steep hill of Old Road and does not flow into the drains at the bottom as they are regularly blocked by the leaves from the trees in the woodland which is almost the full length of the North side of Old Road.

The additional turning area which has been added will add to the surface water run off on the steep slope. There seems to be no provision on any of the drawings for any soakaway or sustainable surface specification on the front driveway area.

Drawing 23_0866_Landscape_Strategy_RevC_7feb24

The back gardens of houses on Old Road experience high winds funnelled up the hill. In recent winds [REDACTED] The 1.8m high timber fence on top of a high retaining wall as specified in the drawings would be unlikely to last. Any fencing would be put under immense strain and would surely also impose loading on the retaining wall – again threatening the safety of those properties on HHC.

The key on the drawing does not show any pathway, but I assume the area shaded in yellow is a pathway around the house. The house design includes open access through very wide bi-fold patio doors onto the rear garden. However, in reality I would expect any houseowner would want to benefit from a larger patio area rather than a narrow path. This would further extend the hard standing area

and affect surface water drainage.

The drawing does not show any protection of the remaining area of unimproved calcareous grassland shown on previous ecological surveys. This is in the SE corner of the site. This is significant, as according to the conditions, all access for construction should be from the rear of the property over the protected area. The drawings need to clearly indicate the protected area and the maintenance plan needs to include protection specifications.

Access to the building site

According to the conditions, all construction access should be from the rear of the site. This access is over land owned by the applicant. However, the applicant does not seem to intend to construct the new house himself but rather sell the land and the plans as is advertised in the estate agents. In the light of the conditions, should easement or access rights over the adjacent access land be included in the application? Ridiculously, easement would be via a semi-completed road for which there is no current planning permission.

Superseded Topographical survey and Site Plans

The orientation of the new house does not match on the two drawings.

Construction Details

Where are the details with regard to a construction management plan or construction method statement in the current application documents?.

Environmental Issues

The Unimproved Calcareous Grassland being destroyed on this land was supposed to be compensated by a signed agreement for the provision of a mitigation area on the adjacent field (owned by the applicant) This should have been completed by October 2022 but still has not been done and I assume outstanding enforcement action is applicable. Also, there is no mention of protection for the existing remaining amount of unimproved calcareous grassland as specified on previous ecological surveys.

The woodland opposite the site contains a wealth of wildlife. Birds, foxes, deer, hedgehogs and badgers have been noted on camera and butterfly and moth populations have been regularly monitored [REDACTED] of badgers going from the site field into no.9, down the steps and across the road into the woodland opposite. The wall at No. 9 Old Road has a hole to ensure the badgers can get through. I see no detail in any of the drawings to accommodate the route of badgers. All the heavy construction work directly opposite the entrance to the woodland would disturb the wildlife and consequent biodiversity.

Bats regularly fly around at night on Old Road and the woodland opposite. I am not aware of any night time ecological survey ever having been submitted in the applications for this area. Has a recent bat survey been done since HHC has been completed and the bat boxes added to the houses on HHC? Would one be necessary before construction begins to ensure there is no disturbance of the bats ?

More importantly, and particularly since the destruction of the protected grassland on this site - where is there any biodiversity net gain in this project?

Highways

My understanding from the original comments from Highways was that for a house of this size, three off street parking spaces must be included. Now, one of these spaces has now been allocated as a turning area. Which is it, a turning area or a parking space? If it is a parking area, then any other vehicles would still have to back out onto Old Road. Once completed, it could be used for permanently parking a camper van or caravan or commercial vehicle which would leave no room for turning and that would be entirely at the discretion of the new owner!

Since HHC has been constructed, traffic on this road is now significantly more. Since lockdown many more home deliveries take place and many private and delivery vehicles speed up and down Old Road, all day and well into the night. Nos. 3 to 9 Old Road were built when there was no passing traffic, less parking on Old Road and when regulations did not insist on visibility splays. We find it incredibly dangerous to back out onto the road from our driveways. On Old Road, there has already been one parked car written off by a passing vehicle and several others damaged. This puts up the insurance costs for those parking and using Old Road as well as accident risk. Has a recent risk assessment been done by Highways?

Can highways confirm that visibility splays of 2m x 43m can be achieved with the current plan?

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