

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 03 June 2024 17:00  
**To:** Planning  
**Subject:** Planning Application 3/2024/0302

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Please be advised of my representations and comments with regards to the new revised application for planning permission.

Reference: Revised Planning Application No 3/2024/0302.  
Previous Planning Refusal Appeal Decision AAP/T2350/W/23/3321409.

The proposed revised planning referenced above (one of many), again is flawed and discredits the previous dismissed appeal decision AAP/T2350/W/23/3321409 referenced above.  
"With regards to the appearance, layout and scale the proposed dwelling would need to reflect the existing characteristics of the terraced cottages in terms of roofscape"

There is a serious communication concern relating to a proposed soakaway near the North facing existing stonewall, the area is heavily clay based, and borders private farmland, and would be open to a serious risk of flooding and pollution to the Landowner, as mentioned in previous representations, (has there ever or will there be a dug infiltration test??) and contradicts the applicants stated intentions of surface water to be drained into the existing sewer.

The Westerly facing vastly overgrown hedge (over 3 mtrs high) adjacent to an existing stone wall, which the applicant intends to remove, would significantly compromise the integrity and structure of the existing stone wall between two properties.

The outbuilding (formally 98, Ribchester Road) is to be demolished, there are no plans to incorporate areas to store and aid collection of waste, and no arrangements for separate storage and collection of recyclable waste.

The applicant has no control over the parcel of land fronting 102, Ribchester Road , (which the applicant is well aware) as mentioned in previous applications, and over the years has been adopted for well over 10+ years is regularly maintained and landscaped.

Kind regards,

[REDACTED]