

[REDACTED]

From: [REDACTED]
Sent: 24 September 2024 16:15
To: Planning
Subject: planning application 3/2024/0484

 **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.

Comments relating to application to demolish Ramsgreave Bakery and the erection of 2 blocks of industrial units.

As a resident living on the opposite side of the road, and therefore within Blackburn with Darwen my main concerns are with any possible impact the development may have upon the road itself.

The access to the development will remain as it is currently and there have been many examples of large commercial vehicles failing to recognize and overshoot the entrance and as a result having to reverse back. This can be difficult if there are, as happens often, many cars parked on both sides of the road. People who work in Haydock House and visitors to Haydock Nursing Home use the opposite side of the road to park restricting resident parking leaving us with no where to park ourselves. They also park around the entrance to the development which further restricts access from the road.

The number of new parking spaces is, I believe 17, and this would seem to be inadequate given the size of the units and the potential requirements of its users.

I also note that the building, which has been empty for some time and is in poor condition, has become a nesting place for a colony of bats which can be seen during the summer months every evening. I see from the list of factors in making a decision is that a bat survey will have to take place and I wonder how much of a potential problem this might create.

Finally I do understand that there is a need to remove the old Bakery as it is in a poor state but would ask that there could be some consultation between Ribble Valley and Blackburn with Darwen Authorities to try and ensure that the needs of all residents are taken into account should the plan go ahead.

[REDACTED]
[REDACTED]
24th September 2024

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 September 2024 20:51
To: Planning
Subject: Planning Application Comments - 3/2024/0484 FS-Case-650691573

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0484

Address of Development: Ramsgreave Bakery
Pleckgate Road
Ramsgreave
BB1 8QW

Comments: While I am not opposed to the principle of the development it is a shame to lose a façade with such a strong vernacular on the street scene that is a reflection of the area's industrial heritage. I would hope that the brick wall and iron fencing along Pleckgate Road at the least is retained. There are some inconsistencies with the elevations and the design and access statement. The elevation states the wall cladding would be kingspan rw cladding whereas the design and access statement mentions microrib. These are both distinctly different cladding profiles so which would it be? Also with regards to the cladding colour 'camouflage green' seems quite inappropriate when it is on a street scene with neighbouring buildings featuring black and grey shades. Would it not be more in keeping if the colours matched these shades? Finally with regard to the pleckgate road facing façade would the use of wholly brick on this façade or even if possible a façade retention scheme of the existing façade not be preferable to the proposed brick and cladding mix?

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 September 2024 17:42
To: Planning
Subject: Planning Application Comments - 3/2024/0484 FS-Case-650540382

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0484


Address of Development: Ramsgreave Bakery, Pleckgate Rd

Comments: Access for large vehicles is bad now due to the amount of parked cars at Haydock nursing home and Drivewise Cars, I'm not even sure you can get an articulated lorry around the end of Forrest Joinery. Parking has spread onto Pleckgate Rd with people parking half on and off the pavement in front [REDACTED]. Broadway is still being used by HGVs even though there's a don't use sign.

I'm also worried about the possible noise from industrial units.

[REDACTED]

From: [REDACTED]
Sent: 28 September 2024 17:15
To: Planning
Subject: Planning Application 3/2024/0484

 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.

Dear Sir, Madam,
Re 3/2024/0484

Grid reference 338160 430851

We refer to the above planning application and wish to raise our concerns regarding the additional pollution, traffic and parking problems this will cause for the local residents both on the Ribble Valley side of the road and the Blackburn with Darwen side.

We note that the proposed planning consent is for B2B/8 industrial units and are concerned that this will give rise to additional noise pollution disturbing the peace and quiet, especially if it takes place in unsocial hours, plus potential air and water pollution of the nearby river.

Residents already face parking issues with people in the units and the adjacent nursing home employees and visitors parking inconsiderately and we feel this will be further exacerbated with the new units.

It would be opportune to liaise with Blackburn council to scope the potential for local residents parking permits and to block off Broadway to prevent the vans/ HGVs driving down this very narrow road, driving over and ruining the grass verges and more importantly presenting a real health and safety risks for the young children, playing outside their houses.

I trust that you will take my comments into consideration before approving this planning application.

Yours faithfully

[REDACTED]

Sent from my iPhone

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 September 2024 18:55
To: Planning
Subject: Planning Application Comments - 3/2024/0484 FS-Case-650980899

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0484

Address of Development: Ramsgreave Bakery, Pleckgate Rd, BB1 8QW

Comments: It is good to see this site being redeveloped, I have the following comments :-

The existing building, originally a laundry, is one of a few of it's era still remaining, and is well known. Ah you live close to what used to be the laundry is quite often a comment. I think it would be a great loss for this building to be completely demolished.

Is it possible for the existing main elevation to be retained? The higher section of wall may need to be reduced in height, a structural engineer would easily be able to advise.

It is built with Accrington Noris, probably the best/strongest of all facing bricks, sadly no longer made. Any modern brick will be a poor substitute. Keeping this elevation will also retain the connection to the remaining single storey buildings, plus not losing some of the regions rapidly vanishing history.

There are also I believe, cost and environmental benefits, less demolition, associated transport and landfill, along with lower labour and materials costs rebuilding existing external walls. A QS would soon prepare a cost comparison.

As for the environmental benefits, why take down extremely solid and well built walls only to rebuild these with new materials?

Pleckgate Rd is primarily a residential area, Whilst the proposed units would be fine on an industrial estate, for example those situated beyond the nearby nursing home, it will I believe be out of character in this location.

I have thought while typing this, if the above is to be considered, whether for both cost and environmental reasons the existing side walls could also be retained.

If for some reason the above is not thought to be a viable alternative worthy of consideration, I believe the main elevation should be completely brick built to better blend in, the nearby office block is brick to quite a height with slate cladding at the top.

Finally, I may have missed this when looking at the application, I assume the existing external wall and cast iron railings are to remain.



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 October 2024 22:02
To: Planning
Subject: Planning Application Comments - 3/2024/0484 FS-Case-651349684

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0484

Address of Development: Pleckgate Road, Blackburn

Comments: Planning Application No: 3/2024/0484

Date: 1st October 2024

Comments from:

[REDACTED]

Traffic:

The lower section of Pleckgate Road is a small minor road accessed from Broadway and Ramsgreave Dr. There have been a number of collisions in the bottom adjacent the proposed development site, and additional traffic movements would increase the current risk. Previous use of the site was by a bakery, and as a single site traffic movements were limited. The proposal of several units at this site will generate more traffic movements along this road.

Noise:

Noise is currently a problem from traffic on Ramsgreave Drive. Additional activities from individual units (particularly industrial / mechanical activities), will increase this nuisance.

There is a nursing home close to the site, and this should be respected.

In addition, many properties in this area are subject to covenants from historic previous owners that forbid the carrying out of any activity which will cause a nuisance to neighbouring properties. The planning Dept. need to ensure that no covenants of this nature apply to this development.

Site Drainage:

Site surface water drains to both the combined sewer and the adjacent Seven Acres Brook. The brook has been polluted on a number of occasions from units on this site. If the forecourts of individual units drain to surface water, then any spillages, vehicle or other pressure washing will enter the watercourse in contravention of current legislation. Surface water drainage should have adequate oil interception, and any vehicle washing should drain to foul sewer.

Waste materials should be handled and stored correctly. This location suffers from 'air borne' waste which collects in the local watercourse, and builds up on the Trash Screen upstream of Pleckgate Road.

Site operation:

Activities on the site should respect the closeness of local housing, both in noise minimisation, any

emissions of smoke or noxious fumes and parking on Pleckgate Road. Any congestion due to parking will further increase the risk of accidents. Times of operation should be limited to normal daily working hours, especially outdoor activities.

Flooding

The proposed site is within an area of known flood risk, as identified by the Environment Agency. This is a Flood Zone 3, and described as an area that is expected to flood. With the impact of Global Warming and expected more intense rainfall events, and developments further upstream on Seven Acres Brook, flooding events are more likely, and the proposed development needs to be constructed to take account of this risk, and not create further problems that could increase the flood risk to local properties.

[REDACTED]

1st October 2024.