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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 17 December 2024 13:27  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0858 FS-Case-671285594

**Name:** [REDACTED]

**Address:** [REDACTED]

[REDACTED]

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**Planning Application Reference No.:** 3/2024/0858

**Address of Development:** Back Castle Works, Pendle Court, Longridge, Preston PR3 3WY

**Comments:** I have known the Back Castle Works building for many years, together with its current and previous owners. I also know some of the owners of the neighbouring properties and have read all of the third party response letters and Highways report.

It appears that although the third party responses are subjective, all bar one of them are in support of allowing the change of planning consent, whilst one (a follow up letter) seeks to clarify a couple of points about the application.

I concur that the indication of 'parking' on the "Existing (As-Built) Site Plan" is indicated in the wrong place and should be labelled over the rectangle of land at the South West corner of the drawing, across the carriageway from the gable end of Back Castle Works. I have a plan of this parking area which is reserved for the owners of the twelve adjacent flats. However, it is rarely used and normally chained off, as owners or people visiting the flats park on the metalled carriageway or on the access where the author of the site plan had indicated 'parking' along their gable.

The Local Highways Authority report, whilst very objective in its detail, "advises that the Local Planning Authority consider refusing the application on transport and highway grounds". I urge that planning, whilst considering the points made by the L.H.A., also take into account that the current owners would never allow over-parking near to Back Castle Works and have always considered that the use of the building should have a positive impact on the immediate community around it.

The use of the building, split into small units, has caused no issues since its immaculate refurbishment and is a great improvement over previous consents uses which afford more large delivery vehicles to have access.