

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 21:16
To: Planning
Subject: Planning Application Comments - 3/2025/0580 FS-Case-741797695

[REDACTED]

[REDACTED]

[REDACTED]

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Planning Application Reference No.: 3/2025/0580

Address of Development: Holmes Farm, Balderstone.

Comments: 1. The proposed three garage unit is to be built 1m from the property line. Given the height of the building, together with its location in relation [REDACTED], could you clarify what shadow this building will cast at different times of the year. The location and height may be significant; placement of the building more than 1m away, or a reduction in the ridge height may ameliorate this issue. In addition, a distance of 1 metre between the building and the property line will make it hard to manage that side of any hedge / shrubs / trees.

2. It says in the application that the existing barn has simple run off of water with no downpipes; this is not correct. The current situation is that a portion of the water from the existing barn is collected in a gutter which is then linked to a downpipe [REDACTED]. This will need to be addressed. We anticipate that all such water will in future be taken to the side of Holmes Farm.

3. We note that there are plans to create new openings in the side of the barn facing the road. When [REDACTED], and, if so, what are the reasons.