

From: [REDACTED]
Sent: 06 August 2026 16:57
To: Planning
Subject: Comments on the Planning application No: 3/2026/0458. (The old Printworks 4a Back York st . BB7 1LT.)

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Good afternoon.

Please could you record and note the comments as below against the above proposed planning application :-

1. Firstly in the Design & Access statement as prepared by Aldrock. They state that directly opposite the site lies an open large ' Public Carpark ' . This is inaccurate and I would appreciate it if they could be made aware; That this is actually a 'Private Carpark' which belongs to The Grand on York st, and is solely for authorised users mainly staff cars and some visitors & artists. The carpark has bollards and an access controlled barrier.

2. What provision has the developer made for site storage of materials during the building phase. Where will building materials be delivered & stored and where will the vehicles of site workers be parked , and what happens when deliveries occur during the process. Bearing mind how tight and narrow access along Back York street is, typically any deliveries made are going to block vehicular access to Back York st ?

3. What assurances will they provide to ensure that the entrance / exit for our staff's vehicles onto the Grand;s Carpark will not be impeded or blocked during the building phase ? By nature of our business which spans over the weekend to accommodate events .

We have staff that are transient and most days come and go through out the day. Sometimes during events until 11pm ?

4. We have some concern as to the impact on general access [REDACTED] when the build works are completed. As a Duplex apartments with the provision for only 1 vehicle . Where will other residents presumably with vehicles expect to park their cars ?

As there is a slight widening at the entrance [REDACTED] , I am concerned that delivery vehicles to the proposed property will pull in and potentially hinder and block our entrance.

But if not there is no other passing place either to the front or side elevation of the proposed duplex, other than the single off street space proposed . So we naturally have concerns about Back York street facing future issues caused by the potential residents as well deliver vans etc ?

Other than the above concerns, I do feel the proposed Scheme does appear a neater solution than the previous proposal. The building is very much in disrepair so I support regeneration of this, taking the old brick build down will definitely open and improve the aspect to Back York st. Also providing an off street parking space is a positive addition .