

[REDACTED]

From: [REDACTED]
Sent: 16 September 2026 17:40
To: Planning
Cc: Cllr Simon Hore
Subject: Concerns regarding Planning application #3/2026/0634
Attachments: Outflow leet chamber.jpg

⚠ External Email

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FAO: Lyndsey Hayes

Dear Lyndsey,

Further to our letter "Formal request for clarification and review of amended plans, consultation and residential amenity assessment" regarding planning application #3/2023/0285 The Old Barn, Malt Kiln Lane, Chipping, PR3 2GP and release of conditions application #3/2026/0634 we would like to raise additional concerns as noted below:

- #3/2026/0634 Proposed External Lighting Plan - Drawing No. GA3543-EVCP-01 Condition 12 on planning permission 3/2023/0285

The proposed external lighting plans shows 2 external boundary wall lights (indicated with orange dots) mounted on to the boundary wall to the Grade 2 listed property of Grove House.

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the outer face of which is the property boundary line between properties.

- #3/2026/0634 Proposed Hard and Soft Landscape Plan – Drawing No. GA3543-HSLP-01 Condition 7 on planning permission 3/2023/0285

The proposed hard soft landscaping plan shows a "Proposed stone wall to match existing stone wall"

- #3/2026/0634 Proposed Hard and Soft Landscape Plan – Drawing No. GA3543-HSLP-01 Condition 7 on planning permission 3/2023/0285

Deviating from the original site plan drawing indicating no landscaping

the Hard and Soft Landscaping plan now proposes dug in trees, grass and tarmac to the area at the south west corner of the boundary wall.

No provision has been made for the Manhole Drain cover (located approximately <2 metres south from the south) for its protection from landscaping and required future access for maintenance purposes.

Current landscaping plan shows the manhole cover buried beneath trees and tarmac.

The manhole cover/chamber is a critical piece of historical infrastructure for the Grade 2 listed Kirk Mill main water outflow leet from the water wheel house.

This 4 metre deep chamber (Picture attached) is one of a number which traverse the old factory site linking the Grade 2 listed Kirk Mill Water Wheel outflow down to the lower part of Chipping Brook at the south end of the main site.

Additionally this chamber is the outflow collection chamber of all surface water drainage from the [REDACTED].

Blockage of access or damage to the chamber from landscaping works could result in obstructed flow, back-up and flooding of the surrounding Grade 2 listed properties.

3 underground Georgian clay pipes originating from [REDACTED] enter the chamber from its northern side (see top portion of attached picture) at a depth of only 300mm-400mm from surface level, in the area indicated on the landscape plan as having proposed trees. Obviously, the introduction of trees/tree roots and digging in this area would destroy these delicate pipes and create blockage/flooding issues [REDACTED].

Provision should be made for access and protection of this Critical chamber and manhole cover for the Grade 2 listed properties, additionally protection of underground Georgian pipe work should be taken into account and alternative proposals should be considered rather than buried trees, e.g. potted plants.

Further information on the layout of the historical outflow leet can be provided if required.

- #3/2023/0285 Structural Survey & #3/2026/0634 Materials Schedule Condition 3 on planning permission 3/2023/0285

Replacement slate to rear elevation of barn roof.

The rear elevation roof of The Old Barn in '3/2023/0285 Structural Survey Item 3.5: Roof', simply stated as Corrugated mineral fibre sheeting.

Removal of grey corrugated roof covering and replaced with reclaimed natural blue grey.

The corrugated roof covering to the rear elevation is confirmed to be Asbestos cement fibre sheet containing Chrysotile asbestos.

Safety measures should be put in place during removal to avoid contamination [REDACTED]

[REDACTED] and surrounding farmland.

We would be grateful for your response in due course, thank you.

Kind Regards,

[REDACTED]

[REDACTED]