

From: webmaster@ribblevalley.gov.uk <webmaster@ribblevalley.gov.uk>

Sent: 24 February 2021 18:30

To: Planning <planning@ribblevalley.gov.uk>

Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 24043

Form: Planning Application Comments Form

Completed: 24/02/2021 18:30:18

Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [REDACTED]

LastName: [REDACTED]

firstName: [REDACTED]

numberName: [REDACTED]

postAddress: [REDACTED]

postCode: [REDACTED]

refNo: 3/2021/0076

addDev: Queen Mary Terrace & Bridge Terrace Mitton Road Whalley BB7 9JS

comments: Concern 1: Proposed site plan 1 does not identify the 2 trees in the garden of the property at [REDACTED]. At least one of these trees has a preservation order in place, as identified in the land search at the time of purchase (2008). Canopy & root protection area does not appear to be accounted for when considering plot 38 of the development. As a minimum we would suggest that the driveway and house is swapped position from that of the current plans. The driveway will not require footings, whereas the house will obviously require foundations that will interfere with said protected tree (per plan 1). Concern 2: Potential for additional flooding risk to the property at [REDACTED]. The adjacent field currently has a French drainage system which is arguably already inadequate. Additional properties may exacerbate this further. The current private road also sees significant drainage issues. Please ensure substantial (i.e. more than is merely permissible) drainage is factored into the plans.