

## Sharon Craig

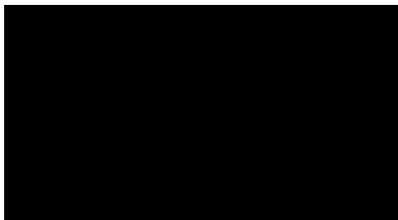
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**From:** Planning  
**Sent:** 13 September 2021 13:14  
**To:** Adam Birkett  
**Cc:** Planning  
**Subject:** R&U Planning Application Comments - 3/2021/0710

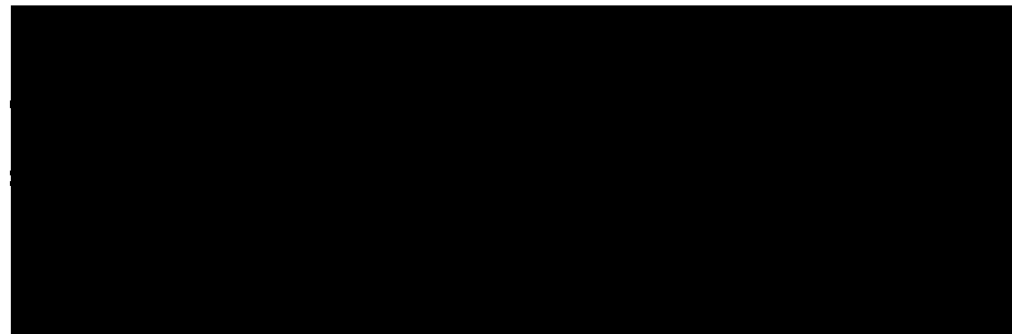
**Categories:** xRedact & Upload

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 10 September 2021 12:24  
**To:** Web Development <webdevelopment@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>  
**Subject:** Planning Application Comments - 3/2021/0710



**Is your address in Ribble Valley?:** Yes



**Locality:**

**County:** Lancashire

**uprn:** 100012407936

**usrn:** 31800235

**ward:** E05005306

**Planning Application Reference Number:** 3/2021/0710

**Address of Development:** Lodematic Ltd Primrose Works Primrose Road Clitheroe BB7 1BS

**Your Comments:** I have had a site meeting with the developer, Rob Evans, and raised concerns about the new car parking spaces as follows:

1) Primrose House has vehicle access rights down the narrow track that will be used to access the proposed new car parking spaces. The developer is aware that this is very narrow and there are cast iron downpipes that protrude.

These need to be protected with hard rubber crash protection.

2) Cars will need to reverse to turn in the restricted space in front of the spaces. The legal boundaries between Primrose House Land and the Development land are shown on the plan A1.16. and the developer will need to ensure that any turning arrangement is restricted to the developer's land.

3) Air conditioning units are on the wall of our property and are vulnerable to being hit by reversing cars. I have requested the developer install a crash barrier to prevent damage.

4) We are aware that below the area that will be used for turning the cars is an old underground passageway. The concrete covering is showing considerable cracking and subsidence. We recommend a ground survey to ensure it is safe to use this area for vehicle traffic.

5) We understand that the intention is that the car parking spaces will be covered and a deck/balcony created above. This is not shown in the planning application but if it is to proceed we would like to see drawings and specifications.

Any proposal to use this area for car parking will always struggle with the confined space and a professional opinion will probably be the determinant of whether this is possible. The developer is aware of my concerns above and is sympathetic to the points we have raised.