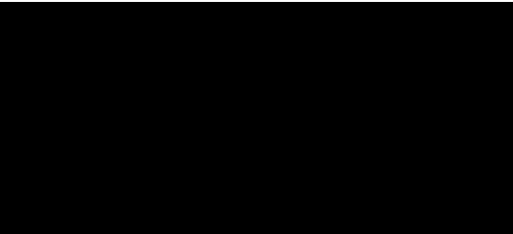


Sharon Craig

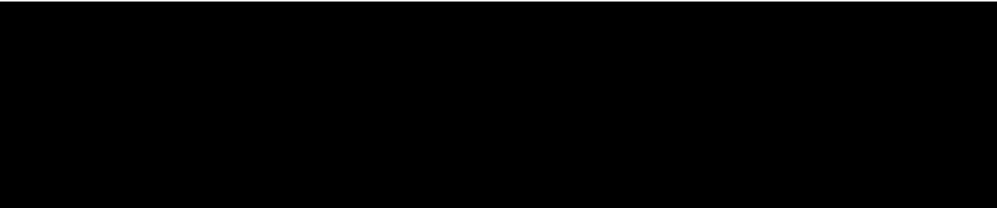
From: Planning
Sent: 13 September 2021 13:13
To: Adam Birkett
Cc: Planning
Subject: R&U Planning Application Comments - 3/2021/0710

Categories: xRedact & Upload

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 September 2021 12:14
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: 10022973932

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 am concerned about the proposal for the additional 2 parking spaces for the following reasons:
- The access to the Studios from the back will be affected by the cars access and the danger for the tenants that use the back steps and track regularly. (the track is very narrow and will not allow a car and a pedestrian at the same

time).

- The lack of space while parking and going away means that there is no place for a safe manoeuvre and also the size of the car will have to be considered.
- The wall at the end of the back steps of the office is a major obstacle to car manoeuvring and therefore will need bollard protection.
- The downspouts from Primrose Studios will be very vulnerable to being damaged by cars as the width is narrow. The narrowest point is 2.5m which is below any published standards for vehicle access.

We would respectfully request that you address these concerns with the developer.