

Nicola Gunn

From: Planning
Sent: 17 November 2021 15:51
To: Planning
Subject: REDACT AND UPLOAD Your Ref: 3/2021/1054

Categories: xRedact & Upload

Already printed for file and forwarded to officer

From: [REDACTED]
Sent: 17 November 2021 15:34
To: Planning <planning@ribblevalley.gov.uk>
Subject: Fw: Your Ref: 3/2021/1054



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Dear Sirs

I have just logged on to my [REDACTED] to check whether I received your acknowledgment to my email below and note I inadvertently typed 'co.uk' and not 'gov.uk'.

Please see below my comments on the Prospal,

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 16 November 2021 16:09
To: planning@ribblevalley.co.uk <planning@ribblevalley.co.uk>
Subject: Your Ref: 3/2021/1054

Your Ref: 3/2021/1054
Planning Application No: 3/2021/1054
Grid Ref: 368788 432503

Dear Mr Dowd

I am the owner [REDACTED] and write with reference to the above Proposal referred to in your letter dated 26 October 2021.

I do have some concerns which I set out below:

Parking

1 I understand that there should be 1.5 – 2 spaces for each 2 bedroomed flat but 1 space is provided per flat.

2 There appears to be no provision for additional parking that will be required for visitors, deliveries and emergency vehicles.

3 Reverse parking either onto the area specified for the 3 spaces or alternatively, reversing out onto the highway causes obstruction and also on a highway is limited in its width. Cars should be able to move freely onto and off a driveway or parking area outside a property.

4 There are existing parking issues and concerns which have been previously brought to the attention of RVBC. In around 2014, Christopher Nolan, Engineer Traffic Management at RVBC headed a consultation in respect of this issue which I summarise below:

Whalley Road in the immediate vicinity of No.23 and the row of houses across the road has limited parking due to restricted parking/white lines for driveways and a bus stop which is approx. 5 metres past No.23. The road itself is narrow and if cars park on both sides, free flowing 2 way traffic is restricted but some cars still try to squeeze through which has damaged cars in the past i.e. wing mirrors, wheel trims and scratches/dints. Therefore, by convention, cars generally park on one side i.e. on the side which has driveways and bus stop. From time to time neighbours park on both sides which backs up the traffic and again, cars can be damaged.

RVBC/Mr Nolan did not however implement any changes.

5 The Proposal will further limit parking so cars will invariably and potentially permanently park on both sides exacerbating the above issues.

[REDACTED]

1 [REDACTED]. The Proposal will increase the noise disturbance and which will be inevitable. The noise assessment does not address at all the transmission [REDACTED] Please provide clarification how this is to be addressed.

2 Please provide clarification how suitable the fire resistance [REDACTED].

Proposed benched seating

1. The proposed area for benched seating [REDACTED]

Other concerns

1 Please confirm why at question 14 that there are no separate storage and collection of recyclable waste/why this has not been included.

2 Please confirm if escape windows have been provided in case of a fire.

3 Please confirm that the mechanical ventilation for the bathrooms will go through the roof at [REDACTED]
[REDACTED]

I look forward to hearing from you further.

Yours sincerely

[REDACTED]