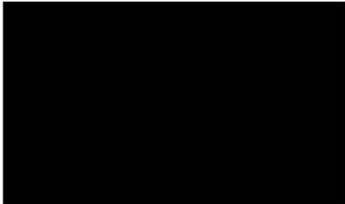
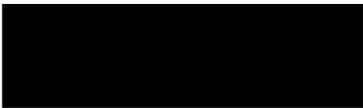
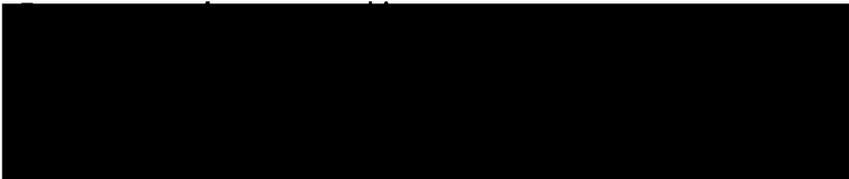


Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 November 2021 16:19
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/1059



Is your address in Ribble Valley?: Yes



Locality:

County: Lancashire

uprn: 10093890795

usrn: 31802341

ward: E05005315

Planning Application Reference Number: 3/2021/1059

Address of Development: Former Waste Water Treatment Works, Whalley Rd, Barrow, BB7 9AP

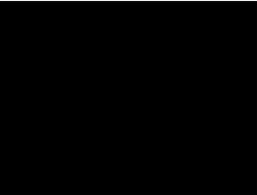
Your Comments: I don't have any objections to the proposed development but I do have a couple of observations/questions:

1.  I note that most of the properties listed are currently unoccupied or still under construction. Are the Council satisfied that they have effectively consulted with the homeowners or, given that most will have exchanged contracts but not moved in yet, are you consulting via their conveyancers?
2. I note the proposed drainage site plan and surface water run off calculations, which will accelerate the run off of water in to Barrow Brook at times of heavy rainfall. I assume then, given this proposed development, the Council will ensure that the field behind this development and between the Redrow development and the brook will remain as a potential flood plain, free of future building and development? I believe this will be essential to ensure that water does not enter the stream too quickly thereby backing up from the point it goes under the railway or causing flooding downstream.

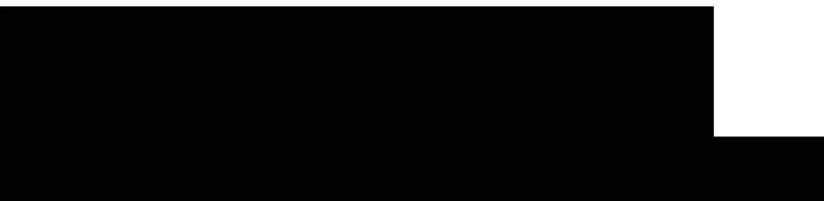
Thanks

Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 November 2021 15:51
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/1059



Is your address in Ribble Valley?: Yes



Locality:

County: Lancashire

uprn: 10093890795

usrn: 31802341

ward: E05005315

Planning Application Reference Number: 3/2021/1059

Address of Development: Former Waste Water Treatment Works, Whalley Rd, Barrow, BB7 9ZP

Your Comments: I don't have objections to the development as proposed but do have a couple of observations:

1.  I note that many of the properties currently listed are empty or still being built. As the new owners are likely to have exchanged contracts, but will not have received any post, are the Council satisfied that they have consulted effectively with the incoming owners or will they need to do so via their conveyancers?

2. I note the proposed drainage site plan and the surface water run off calculations. Presumably this will accelerate the run off of water in to Barrow Brook during high rainfall. Therefore, I assume the Council will ensure that the field below this development and between the Redrow development and the Brook should remain as a potential flooding area, free from future building or development, so as to avoid excessive water entering the stream too quickly and either backing up from the railway line or creating flooding further down river?

Thanks