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CHIEF EXECUTIVE

19 MAY 2021

FAO

18th May 2020

Dear Sir

Ref Planning Application - 3/3021/0397

PLANNING
19 MAY 2021
FC 1000 ATTENTION

We wish to make the following Objection regarding this planning application the original application was for office with the same footprint as the nursery which is for in keeping with the residential area adjoining Hey road I strongly believe that new large property plans would seriously impact on our quality of life. Currently nearly all the units are Retail not industrial which have clearly defined hours which take into consideration that they are next to expensive residential properties.

I list below my objections regarding the new application above

We currently problems with the following which will be made worse with this proposal

1. The current area on Barrow Brook is not big enough for the traffic that uses it with vehicles already parking on Hey road opposite our houses this would be made worse by the extra traffic to the proposed units as the planned parking is inadequate for the extra traffic.
2. Noise we have an issue with noise i.e. unit 2 alloy wheel fitting etc given the proximity of the proposed application would be much nearer to our home and the other residential properties they should be made to include sound proofing. We currently have noise issues with car door slamming during all times during the day and this would get worse with the extra parking near Hey Road
3. The Height and length of the proposed units would dominate the narrow street meaning that the Residents who live opposite this would have a serious loss of light and have a major impact on their quality of life for the residents
4. The end of the proposed unit facing Hey Rd besides being much longer and higher than the previously planned offices is nearly all constructed of metal without brick at the bottom which would have softened the appearance. The existing units on the site have been built with a more sympathetic appearance & Style
5. If these Plans were to be approved, it would highly detract to the current street scene
6. The oak trees have a Tree Protection Order, and this must at all counts be observed we have already had protected aged oak trees removed on this site and at least two of the trees are being crowded by metal fencing left on site when the Nursery was completed

7. The plans show that the new unit nearest to the current unit 1 Ribble Cycles having the roller shutter door entrance and window all face the current car park and Ribble Cycles. Currently the car park is fully utilised by the current tenants and their customers so this could lead to major congestion and overflowing problems which could bring even more vehicles parking on Hey Road.
8. We currently have problems with HGVs & FLT's operating on the site outside approved hours causing major distress to adjoining residents. Surely it would cause less problems if the entrances planned to face Ribble Cycles were moved to the same elevation as the other unit on this planning application which is North East and facing Unit 9 Screwfix. This should alleviate some of the problems of HGVs trying to operate in a small car park which already has problems. The current plans show car parking including disabled places where the HGV vehicles/ Forklift trucks would be operating causing a danger to the user of these spaces.
9. Where will the waste and recycling bins be situated? it would be offensive if placed facing Hey road residential property. All the other current units have their bins sited so they are not visible to customers or neighbours on Hey Road.
10. Extractor Fans and refrigeration units are an issue should any be placed on the wall facing Hey road it would cause major detrimental health issues and effect our quality of life.
11. The previous square metres for the offices was approved at 323 square metres and this has now increased to 420 square metres reducing parking space and increasing outside impact along Hey Rd as the side facing Hey Road was 19.8metres and is now proposed to be 26.5 metres nearly 35% more.
12. Please can the distance of the units from the residential property on Hey Road be double checked to ensure it is within planning regulations.
13. Hours of business should reflect that the units are very close to residential property and opening hours should match unit 1 and Unit 4 both start time = 9am.

We are also concerned there is no landscaping plan which is needed given the proximity to the Residential property. There is no mention of fencing to prevent people just walking through the site which happens now with the Nursery.

The current approved planning application for offices on this site by the applicant are far more in keeping with the area and other units on the site and given that the land behind Total foods is designated to be for industrial property it would make more sense for this type of property to be allowed there and not be placed so near residential property.

