

From: [REDACTED]
Sent: 16 June 2021 13:01
To: Planning <planning@ribblevalley.gov.uk>
[REDACTED]
Subject: 3/2021/0555

FAO Laura Eastwood

Planning Application 3/2021/0555 - 42 Knowsley Road Wilpshire

We are writing to object to above planning application, a proposed change of use from a dwelling house to a residential institution.

The reasons for our objections are;

i)

that no. 42 Knowsley Road is not an appropriate location for such use as described in the application. The applicants have a similar business operating in Brinscall and have the following statement on their website

'Aurora house is situated in a semi-rural village in Chorley, Lancashire. It is a large family home with spacious rooms and a large back garden. We have a great community with access to local country parks, walking routes, local amenities and swimming baths all within walking distance. We also have a great cohort of schools to choose from, primary, secondary, specialist and PRU which cater for all our young childrens needs and abilities.'

Whilst they may be successful in that location there are a number of differences to the site on Knowsley Road - basically the references to facilities, none of these being available locally in Knowsley

Road or the nearby area. We frequently have youngsters playing football outside our house which is situated [REDACTED] with the football often ending up in our garden. When speaking to the youngsters and suggesting that they play in safer place they quite rightly point out that there is nowhere in the locality for them to do so.

Knowsley Road is a residential area and is not 'equipped' to host a residential institution without disruption to neighbouring properties.

ii)

traffic conditions - Knowsley Road is currently an 'access only' road and subject to a 20mph speed limit. Both of these traffic regulations are ignored on a regular basis. There are also a number of 'speed bumps' on Knowsley Road, one such pair close to the junction with Brooklyn Road. Between Brooklyn Road and Pettyfoot Bridge there are a number of properties including rows of

terraced properties on either side of the road. Owners/occupiers of these properties, some of whom have more than one vehicle, park on the road and thus in effect cause the road to become single carriageway.

Knowsley Road is a bus route, it is also used by large vehicles and agricultural traffic to access the farm at the end of Brooklyn Road, by home delivery vehicles (Asda, Tesco, Amazon etc), refuse vehicles and BT vehicles regularly attend a junction box at the junction of Brooklyn Road and Knowsley Road.

Very recently care providers have been visiting 42 Knowsley Road and park on Brooklyn Road and on numerous occasions on the footpath outside our house making access to our driveway more

difficult. The current owners often park on either Knowsley Road or Brooklyn Road.

There is reference in the application to the fact that the driveway can accommodate 10 cars with a turning circle - that we find to be somewhat misleading and needs to be assessed in more depth. At

shift change over times it will be inevitable that cars will end up being left on an already congested road.

This point highlights the issues of traffic congestion in the area of the proposed development and is not able to support in effect what is a business operating in Knowsley Road without adding to

the said congestion.

iii)

Is there a local need for such a resource? Have or are Children's Services being consulted as to their view on the proposal? What will be the impact be on education provision, health and social care in the area?

