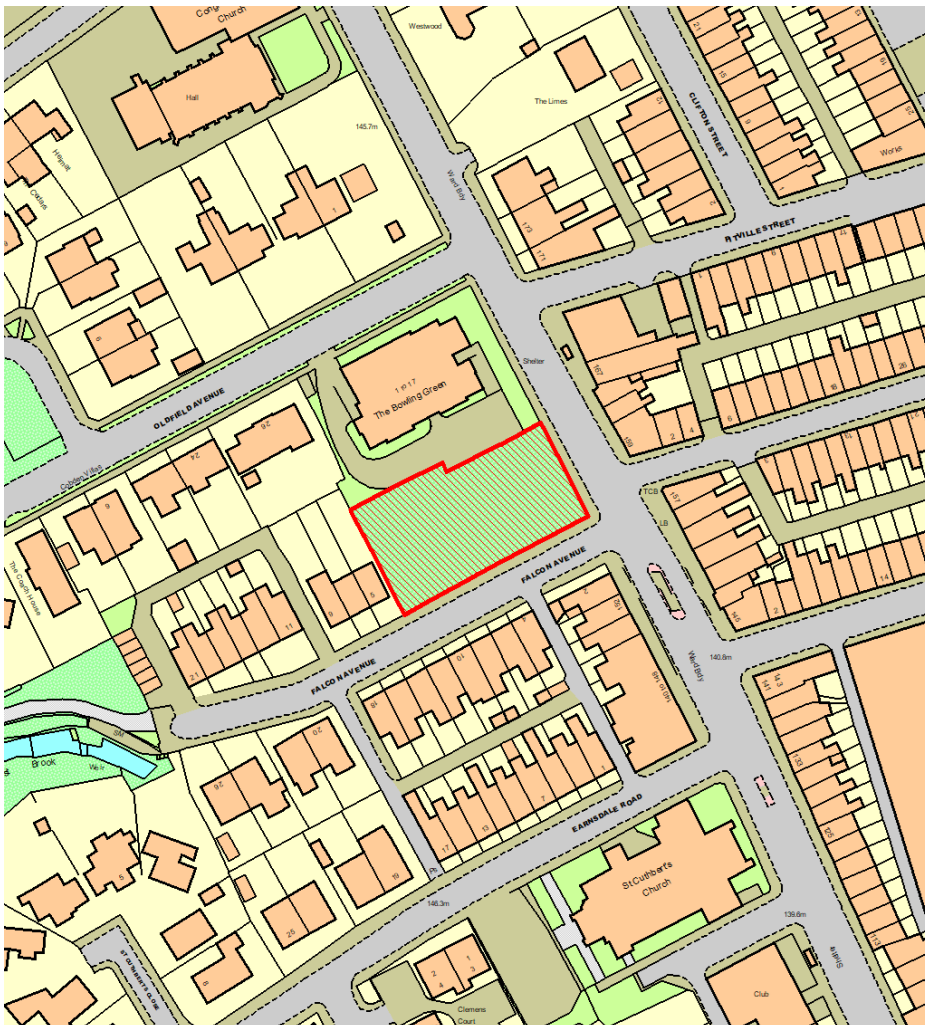


Proposed development: Variation of Condition No.2 "approved drawings" pursuant to planning application 10/21/0148 "Erection of Use Class E Convenience Store with Staff/Storage at First Floor and 16 Customer Parking Spaces and Delivery Area" - revisions to the boundary treatment from low brick wall to the western boundary to a 0.75m high timber knee rail fence; a new 1m high wall (white render with coping stones on top) to replace the former red brick wall along small section of Falcon Avenue boundary frontage (drawing reference: 0175(P)103 rev C (retrospective)).

**Site Address:
Former Hollins Grove Liberal Club
Falcon Avenue
Darwen
BB3 1QX**

Applicant: Thistlewood Properties Ltd

**Ward: Darwen West
Councillor Dave Smith
Councillor Stephanie Brookfield
Councillor Brian Taylor**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to conditions (including that varied) set out at paragraph 4.1.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 The application is reported to Committee as it represents a material amendment to a planning application which was approved by Committee in July 2021, due to receipt at that time of a significant number of neighbourhood representations. Determination of this application by Committee is in accordance with the Council's adopted Scheme of Delegation.
- 2.2 The application is submitted under the provisions of Section 73 of the Town and Country Planning Act 1990 (as amended). The proposal seeks to vary condition no. 2 (approved drawings) applied to the host planning permission – ref. 10/21/0148 – in accordance with the above development description. Submission of the application follows receipt of complaints concerning works undertaken that are not in accordance with those originally approved, and subsequent intervention by the council's Planning Enforcement team. In varying the condition, the unauthorised works would be regularised.
- 2.3 Members are advised that all dischargeable conditions have been discharged under the discharge of condition application process.
- 2.4 Assessment of the application finds the amendment to be acceptable. The development would, therefore, remain in accordance with the requirements of the Development Plan, recognised as the Local Plan 2021 – 2037, which supersedes the previous Development Plan comprising The Core Strategy (2011) and Local Plan Part 2 (2015), against which the original application was assessed and approved, in delivering a high quality retail development with associated off-street parking provision, which will assist in widening the retail offer in the borough, consistent with the Council's strategic aims and objectives for economic growth and expansion of public facilities and services, without prejudice to existing retail provision in the borough's Town and District Centres.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site (the site) measures 0.14 hectares. It is located within the Urban Boundary of Darwen, at the junction of Blackburn Road and Falcon Avenue, consisting of previously developed land formerly occupied by Hollins Grove Liberal Club and associated car park. The site fronts Falcon Avenue to the south, from where access is taken; the eastern boundary adjoins Blackburn Road, whilst the northern and western adjoin residential uses.

The existing Nisa Store -140-148 Blackburn Rd – is located circa 50m to the south of the site, along Blackburn Road.

3.1.2 The surrounding area is generally characterised as mixed residential and commercial.

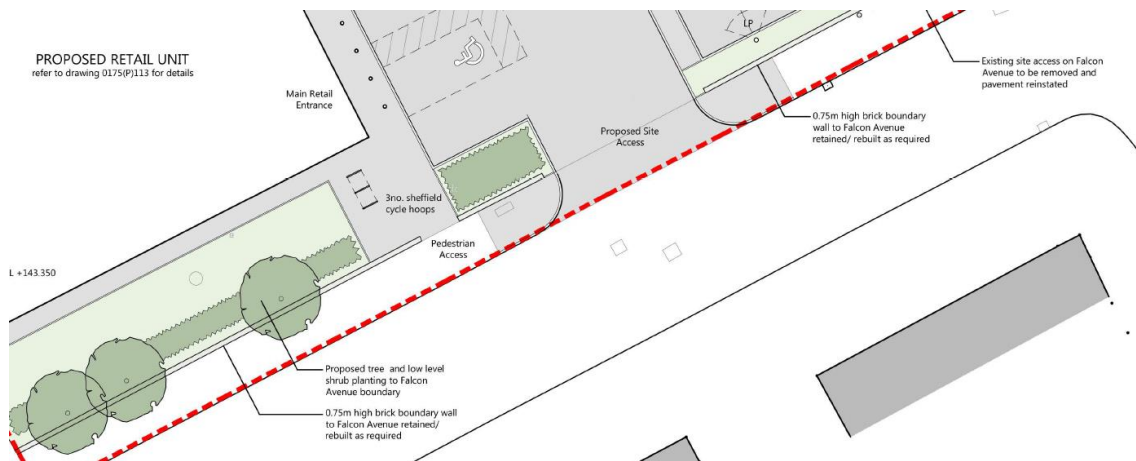
3.1.3 In accordance with the Development Plan, the site lies within the Duckworth Street District Centre, Darwen. The extent of the centre has been redefined since adoption of the current Development Plan, to include to subject site, which was previously outside but immediately adjacent to the Centre.

3.2 Proposed Development

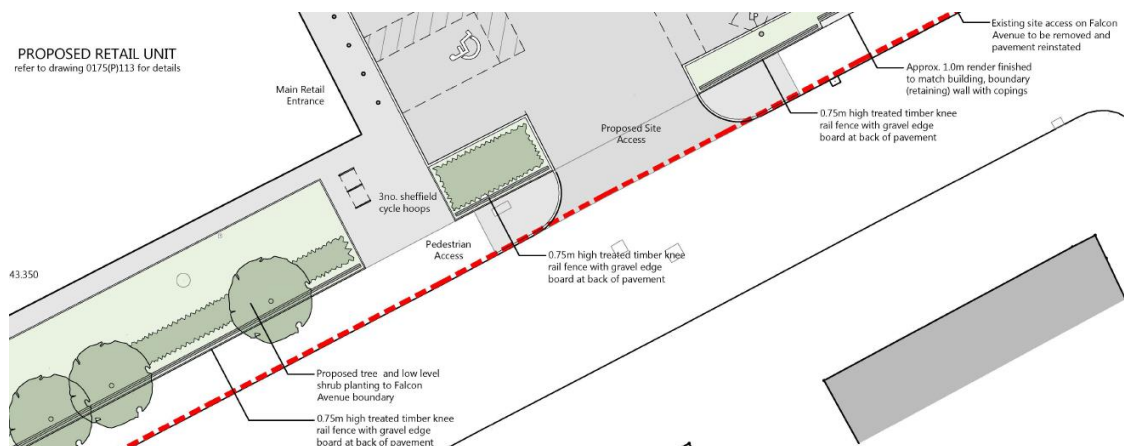
3.2.1 The amendment seeks to retrospectively vary the approved drawings numbers condition (no. 2) of the original planning permission, to regularise unauthorised works undertaken along the frontage of the development; specifically replacing a 0.75m high brick wall to the western boundary with a 0.75m high timber knee rail fence; and a new 1m high wall (white render with coping stones on top) replacing a red brick wall along the Falcon Avenue boundary / frontage.

3.2.2 The approved Site Plan would be superseded by a Site Plan indicating the boundary frontage, as built (as a replacement annotation). Both are extracted below (Studio PH Architecture, Dec 2020).

Site Plan originally approved.



Proposed replacement Site Plan.



3.3 Development Plan

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises The Blackburn with Darwen Borough Council Local Plan 2021 – 2037. In assessment of the proposed amendment, the following are the most relevant policies:

- Policy CP8: Securing High Quality and Inclusive Design
- Policy CP9: Transport and Accessibility
- Policy DM27: Design in New Developments
- Policy DM29: Transport and Accessibility

3.4 Other Material Planning Considerations

3.4.1 National Planning Policy Framework – Dec 2023 (The Framework)

3.4.2 National Planning Policy Guidance (NPPG).

3.5 Assessment

3.5.1 Principle

The principle of the development is established by the original grant of planning permission to which this amendment relates. This assessment is limited to the following matters:

- Design / Character & Appearance; and
- Accessibility and Transport impact.

3.5.2 Design / Character & Appearance

Policy CP8 confirms the need for all new development to be of a high standard consistent with principles set out in the National Design Guide, and the National Model Design Code, and relevant local design guidance. Development that is not well designed will be refused.

3.5.3 Policy DM27 requires development to achieve a high quality and sustainable design, consistent with characteristics including:

- Context: enhances the surroundings
- Identity: attractive and distinctive

3.5.4 The 0.75m high timber knee rail fence is fairly typical for a commercial setting within a mixed use area. The fence is designed to appear sympathetic and visually unobtrusive within a residential context. Its open nature offers the benefit of exposing low level soft landscaping, resulting in a visual enhancement to the streetscape. Conversely, the 0.75m high brick wall

originally proposed as retained, would largely confine the visual benefits of the landscaping to within the site.

3.5.5 Moreover, it should be recognised that removal of the brick wall and replacement of any fence / wall type no higher than 1 metre would ordinarily benefit from Permitted Development rights.

3.5.6 Turning to the rendered wall; this falls outside the scope of the original planning permission, as no specification was provided for this section of boundary treatment – ie retention of the pre-existing red brick wall or a replacement. In the event, the red brick wall has been rendered in a colour and texture to reflect elements of the store building. Coping stones atop provide a suitable finish.

3.5.7 Accordingly, it is considered that no discernible visual harm arises from the revised boundary treatment to the Falcon Avenue frontage to justify refusal of the application.

3.5.8 The design of the development is, therefore, found to be in accordance with the requirements of Policies CP8 and DM27

Red brick wall and 0.75m high brick wall which has been replaced.



Replacement / subject boundary treatment.





3.5.9 Highways / Transport and Accessibility

Policy DM29 requires, in general, that road safety and the safe and efficient and convenient movement of all highway users, included pedestrians and the disabled, is not prejudiced.

3.5.10 No additional harm to highway users would arise from the alternative boundary treatment. Site lines are appropriately maintained. The Council's Highways consultee offers no objection.

3.5.11 Highway impacts arising from the development are, therefore, found to be acceptable and in accordance with the requirements of Policies CP9, DM29.

3.5.12 Summary

This report assesses the section 73 application to vary condition no. 2, to regularise unauthorised boundary treatment works to the Falcon Avenue frontage of the Tesco convenience store. In assessing the application, the necessary material considerations have been proportionately considered. The assessment demonstrates that the planning decision must be made in the context of assessing the merits of the development balanced against any potential harm that may arise. This report finds that the development meets the policy requirements of the Blackburn with Darwen Local Plan 2021 – 2037 - which supersedes the previous Development Plan comprising The Core Strategy (2011) and Local Plan Part 2 (2015) against which the original application was assessed and approved - consistent with the Council's strategic aims and objectives for economic growth and expansion of public facilities and services.

4.0 **RECOMMENDATION**

4.1 **Approve subject to conditions.**

Delegated authority is given to the Strategic Director of Growth & Development and Assistant Chief Executive to approve planning

permission, subject to the following conditions (including that varied – highlighted):

1. The development hereby permitted shall be begun before 16th July 2024, i.e three years from the date of the original planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the application received 21/12/2023 as detailed on the application form and the proposed Site Plan, ref. 0175(P)103C.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Prior to commencement of the development hereby approved, written and illustrative details of the external walling, roofing and window materials, including their colours and textures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

REASON: To ensure that the external appearance of the development is satisfactory, in accordance with Policies CP8 and DM27 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

4. Prior to the commencement of development hereby approved, the developer must submit to the Local Planning Authority for written approval:

- i) A comprehensive desk study report, including a preliminary conceptual site model (CSM) in text, plan and cross-section form. Where necessary, detailed proposals for subsequent site investigation should also be included, clearly based on the CSM.
- ii) Findings of the approved site investigation work (where necessary), including an appropriate assessment of risks to both human health and the wider environment, from contaminants in, on or under the land (including ground gas). If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, along with an updated CSM. No deviation shall be made from this scheme without the written agreement from the Local Planning Authority.

REASON: To ensure a safe form of development in response to historic coal activity at the site, in accordance with Policy DM02 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

5. Prior to the occupation of the development hereby approved, a comprehensive Validation Report shall be submitted to and approved in

writing by the Local Planning Authority. The Validation Report shall demonstrate effective remediation in accordance with the agreed remediation scheme and updated CSM. All the installed remediation must be retained for the duration of the approved use, and where necessary, the Local Planning Authority should be periodically informed in writing of any ongoing monitoring and decisions based thereon.

REASON: To ensure that all reasonable steps have been taken to identify contamination at the site, that the risks it presents have been appropriately assessed, and that the site can be made 'suitable for use', as such, does not pose a risk to future users of the site or the wider environment, in accordance with Policy DM02 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

6. Should contamination be encountered unexpectedly during redevelopment, all works should cease, and the LPA should be immediately informed in writing. If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, and agreed in writing by the LPA. No deviation shall be made from this scheme without the written express agreement of the LPA.

REASON: To protect the health of future occupiers of the site, in accordance with Policy DM02 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

7. Construction of the development hereby permitted shall only take place between the following hours:
Monday to Friday: 08:00 to 18:00;
Saturday: 09:00 to 13:00; and
Not at all on Sundays or Bank Holidays.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy DM02 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

8. The use hereby permitted shall operate between the hours 07:00 and 22:00.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy DM02 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

9. The cumulative noise from plant and associated equipment at the site shall not exceed the following rating levels, specified in Table 4 of the Plant Noise Guidance document (Document Ref: 89595):
- Daytime (07:00 - 23:00 hrs): 43dB(A); and
- Night-time (23:00 - 07:00 hrs): 37 dB(A).

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy DM02 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

10. Deliveries of goods into the site shall not take place between the hours of 20:00 and 08:00, with the exception of delivery of newspapers.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy DM02 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

11. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and

(iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

REASON: To secure proper drainage and to manage the risk of flooding and pollution, in accordance with the requirements of Policy DM13 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

12. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution, in accordance with the requirements of Policy DM13 and of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

13. Prior to commencement of the development hereby approved and notwithstanding the submitted details, a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of materials to be used for hard surfaces and native tree and shrub planting, to compliment local priority habitat and to provide for a net gain in biodiversity. Hard surfaces shall be implemented in accordance with the agreed details. Planting of trees and shrubs shall also be implemented in accordance with the approved details, during the first

available planting season following completion of the development. Trees dying or becoming diseased, removed or being seriously damaged within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted during the first available planting season after the loss of the trees and/or shrubs.

REASON: In the interests of ecology, biodiversity and visual amenity, in accordance with the requirements of Policies CP6, CP8, DM15, DM17 and DM27 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

14. No works to trees shall occur between the 1st March and 31st August in any year unless and until a detailed bird nest survey, undertaken by a suitably experienced ecologist, has been submitted to the Local Planning Authority in writing, confirming that no active bird nests are present.

REASON: To ensure the protection of species and habitat, in accordance with the requirements of Policies CP6 and DM15 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

15. The development shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment, prepared by SEED, dated 12th February 2021 (1197-AIA-V1-A). Specified tree protection measures shall be adhered to throughout the period of construction.

REASON: To ensure protection of retained trees and in the interests of appropriate arboricultural management, in accordance with the requirements of Policy DM17 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

16. Prior to commencement of the development hereby approved, a Construction and Environmental Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be strictly adhered to throughout the construction period. The Statement shall provide for:

- i) the management of construction traffic;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel washing facilities, including a method statement outlining how the developer intends to use and manage the facility. The approved wheel wash shall be put in place at all vehicle access points onto the public highway when work commences and shall remain in operation throughout the period of development;
- vi) measures to control the emission of dust, dirt and vibration; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of air quality management and protection of amenity, highway safety / efficiency and health, in accordance with Policies DM02, CP9 and DM29 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

17. Prior to operational use of the store hereby approved, and notwithstanding the submitted details, a Delivery Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall specify frequency of daily deliveries; their routine arrival and departure times; necessary decommissioning of on-site parking spaces at such times and other general management arrangements necessary to adequately guard against adverse impacts on the local highway network and neighbouring amenity. The plan shall be implemented in accordance with the approved details for the duration of the operational use of the store.

REASON: To minimise the risk of unacceptable impacts upon the highway network at to neighbouring residential amenity, in accordance with Policies DM02 and DM29 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

18. Prior to commencement of above ground works, a Traffic Management Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for:

- Renewed and extended road markings, signage and associated works, as necessary, at the junction of Falcon Avenue and Blackburn Road; and
- Road markings and signage to facilitate a Residents Only Parking Scheme, along a section of Falcon Avenue, as necessary.

The scheme shall be implemented in accordance with the approved detail, prior to commencement of the operational use of the store hereby approved.

REASON: To minimise the risk of unacceptable impacts upon the highway network at to neighbouring residential amenity, in accordance with Policies DM02 and DM29 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

19. Prior to commencement of any above ground works, a detailed scheme for the proposed height reduction to the boundary wall adjacent to Blackburn Road shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include proposed elevation drawings indicating the position of the pedestrian access and cross sectional drawings indicating retained land levels as well as engineering specifications. The works shall be carried out in accordance with the approved detail, prior to commencement of the operational use of the store hereby approved.

REASON: To minimise the risk of unacceptable impacts upon the highway network, in accordance with Policy DM29 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

20. Visibility splays shall not at any time be obstructed by any building, wall, fence, hedge, tree, shrub or other device exceeding a height not greater than 1 metre above the crown level of the adjacent highway.

REASON: To minimise the risk of unacceptable impacts upon the highway network, in accordance with Policy DM29 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

21. The premises shall be used for the retail sale of goods - Use Class E(a) - and for no other purpose, including any other purpose in Class E of the Town and Country Planning Use Classes (Order 1987 (as amended by the 2020 Regulations Amendment) and notwithstanding permitted development rights afforded by the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended)).

REASON: To ensure adequate provision for local needs shopping and to safeguard the amenities of the neighbourhood, in accordance with Policies DM34, DM35 and DM02 of the adopted Blackburn with Darwen Borough Local Plan 2021 – 2037 and National Planning Policy Framework.

5.0 PLANNING HISTORY

- 5.1 10/21/0148: Erection of Use Class E Convenience Store with Staff/Storage at First Floor and 16 Customer Parking Spaces and Delivery Area. Approved by Planning and Highways Committee on 16/07/2021.
- 5.2 Conditions attached to above permission have been discharged under the following application nos: 10/21/1135; 10/21/1139; 10/21/1151; 10/21/1152; 10/21/1360; 10/22/0105; 10/23/0231; and 10/23/0391.

6.0 CONSULTATIONS

6.1 BwD Highways

No objection.

6.2 Public Consultation

14 letters were posted to the local community on 2nd January 2024 and a site notice was displayed. 2 representations were received (see Summary of Representations).

7.0 CONTACT OFFICER: Nick Blackledge, Principal Planning Officer

8.0 DATE PREPARED: 28th February 2024

9.0 SUMMARY OF REPRESENTATIONS

Objection – Councillor Brian Taylor. Received: 15/01/2024.

I'm disappointed that a national organisation such as Tesco can't comply with their original planning permission. First it was opening hours and now the boundary changes. It was originally agreed that a brick boundary wall would be built. To be honest the wooden fence looks quite shabby and if it was facing my house I wouldn't be happy. Can we please revert to the original plan. In other words I object to the application.

Objection – Russell & Joanne Lambert, Falcon Avenue, Darwen. Received: 15/01/2024.

For the attention of: Mr Nick Blackledge

Reference no. 10/23/1161

Variation/Removal of condition/minor material amendment

New Tesco store formerly Liberal Club Falcon Avenue, Darwen.

Dear Mr Blackledge,

To Whom It May Concern

With reference to the above and in reply to the application for variation and having read Mr Berggren's assessment highlighted in the below paragraph, we respectfully wish to make the following representations.

'Assessment The changes to the Falcon Avenue boundary create a much-improved appearance, over and above that of the approved treatment. The knee-high fence allows better views into the site from Falcon Avenue, as opposed to the previously approved wall, which means that the development assimilates well and forms a logical continuation of the street scene. The knee-high fence is designed so that it discourages people from sitting on it. People would be more likely to congregate and sit on the previously approved wall in my opinion. Furthermore, the open aspect that the knee-high fence provides, results in a softer view of the site, particularly as the landscaping is much more visible.'

In the original plans we were made aware of the approval of a 0.75m high brick retaining boundary wall with what we perceived would have spiked railings to deter anti-social behaviour which was a major concern, to replace the pre-existing red brick wall that formed the boundary between the Avenue and the original Liberal Club. We are disappointed to see that this hasn't actually been adhered to and in its place is a poorly constructed 'knee high wooden fence' with a plank of wood as its retaining border. As you can see in the photos this has been poorly constructed and erected in a hurried and a mismanaged fashion, which we find extremely disappointing as not only does it let the Avenue down, but more so the

owners of the land and Tesco themselves having taken the time and money in constructing a sympathetic looking building for the Avenue to house the new Tesco store.

It states in the assessment that the current wooden fence would help deter persons sitting and congregating and provide a softer view of the site, particularly the landscaping. Whilst we can see their point of view regarding the landscaping i.e. the trees and shrubs, we would however disagree that the knee high fence would deter people from sitting and congregating, having witnessed only this weekend a family, three children and an adult, having looked like they had potentially visited the woods and then sat on the fence having propped scrambler bikes against it whilst they consumed snacks (unsure if purchased from Tesco). Whilst this might sound trivial at this time it does negate the fact stated of preventing people sitting on this fence and if someone is prepared to sit there in January how many will congregate when the weather becomes warmer? Also, to mention that they were actually sat higher up the Avenue facing the houses not by the entrance and we have noticed that litter has been left on the landscaped area already.

We would respectfully ask that this fence please be potentially changed to a more substantial visually pleasing lowish level red brick wall with black spiked railings on top (see photo example idea below), not rendered so as to prevent graffiti or unsightly discolouring, so that it still provides a softer view of the building, landscaping and trees and will provide a better and more substantial boundary retaining wall with the spiked black railings being consistent with the ones put in place on top of the stone boundary wall that runs along the main road. This not only gives a better finish but hopefully better more substantial protection for the landscaping and deterrent to persons congregating/sitting or climbing over as short cut and is more visually pleasing for the Avenue's resident's outlook.



(Above photo is a visual reference/example only for an idea for the new boundary wall on Falcon Ave)

With reference to the landscaping and whilst not referenced in these changes, we do feel it is still part of it with it being a boundary wall. May we respectfully request one or two more trees and some shrubs be placed at the bottom half of the Avenue on the right-hand side of the entrance to replace the trees removed prior to the build and to add again a more visual pleasing aspect along with helping to screen the car park and headlights for residents opposite without causing visual restrictions for traffic and also equally as important for environmental reasons.

For your assistance, please see attached photos below of the fencing etc. showing the issues we have raised in hope that it helps you see the problems.

Please note that as of (13/1/24) the pavement seen in the photos has now been filled in with tarmac making it safer on the pavement, however again still not finished off properly to any standard.

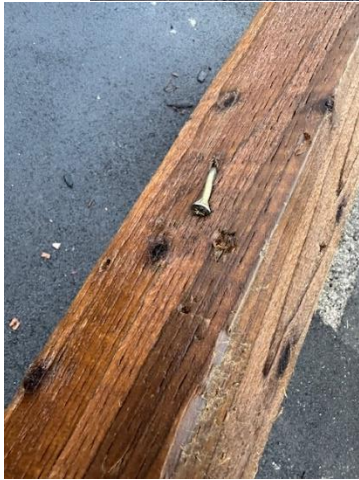


Prior to 13th January 2024



After 13th January 2024 as you can see totally uneven





After 13th January 2024 This screw remains in place after 13th January 2024

Not finished off



Knee high fence running into rendered wall not level



(We have been made aware recently that the white coping stone in the above photo is going to be replaced with an original stone in keeping with the other originals on old stone work)

Whilst we realise some of this may come across as cosmetic issues and may not fit the Planning narrative, the bigger picture we feel is to rethink this fencing so that all involved are in agreement for a safer, reliable and more carefully thought out fencing we feel should be erected as we were advised of from the beginning of this project. We are amenable to liaising with Mr Berggren to discuss any alternatives and hopefully we can all come to a satisfactory agreement.

May we please respectfully ask that this request be looked at, at the very least, as you can see for yourselves the poor mis-matched and hurried workmanship in erecting this 'fence' with BwD Council representatives also having made comments in agreement with the poor workmanship and visual aspect along with initial site management staff who also made comments! With the issues it brings and the ideas suggested of a reasonable alternative please respectfully consider the comments in view of what we have witnessed and have offered reasons why it needs to change and given what we feel is a reasonable and fair solution that would be beneficial for all involved going forward to prevent future issues. At the end of the day, we as residents have to live here and take pride in our Avenue and ask for a safe and peaceful living environment and have an amenable co-existence with Tesco and not against it which is not our wish.

We would like to thank you all for your time in this matter and please know it is sent with respect and without prejudice.

Yours sincerely

For and on behalf of the residents of Falcon Avenue, Darwen
