

Nicola Gunn

From: Andersen, Linda <Linda.Andersen@lancashire.gov.uk>
Sent: 09 September 2019 12:16
To: planning
Subject: Public Rights of Way - Lancashire County Council response to planning application 3/2019/0793
Attachments: planning app 3.2019.0793.pdf
Categories: Yellow Category

For the attention of Rebecca Bowers

Applicant: Ms Lynne Carruthers

Planning Application No: 3/2019/0793

Grid Ref: 362869 436013

Proposal: Demolition of existing farm building used as storage and a stable and replace it with a carport, storage room, two stables and a tack room for personal use.

Location: Falcon Cottage Fleet Street Lane Ribchester PR3

Thank you for the opportunity to respond to planning application 3/2019/0793

I have attached a pdf identifying Public Right of Way 3-35-FP38 running adjacent to the proposed development site and wish to make the following comments;-

Access

- **Confirmation** is required regarding vehicular access to the proposed development

Ground levels

- If permission for the development is granted ground levels should not be altered to be higher than the Public Right of Way to prevent potential flooding.

Drainage

- Drainage of the new development should ensure surface water runoff does not encroach the Public Right of Way to prevent potential flooding

Landscaping

- Any landscaping should be at least 3 metres from the public right of way to prevent overhanging or roots encroaching causing an obstruction

Obstruction

- At no point pre/during/post development should the Public Right of Way be obstructed by private vehicles/materials/machinery/construction vehicles unless a statutory diversion order has been certified and in place prior to development.

Temporary closure

- If work relating to the development is likely to cause a health and safety risk to Public Rights of Way users a temporary closure will be necessary and will need to be in place prior to development.

If any further information is required please let me know.

Regards
Linda Andersen

Linda Andersen - Public Rights of Way Officer (Development)
Public Rights of Way
Planning and Countryside
Lancashire County Council
T: 01772 532613
M: 07717815086
W: www.lancashire.gov.uk

Planning consultations – PROWplanning@lancashire.gov.uk
PROW reports – PROWreports@lancashire.gov.uk

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