



Council Offices
Planning
Church Walk
Clitheroe
BB7 2RA

Square One,
4 Travis Street
Manchester
M1 2NY

Date: 02/03/2021

Dear Sir/Madam,

Proposed works to repair and improve the Brownhill Railway Bridge: Request for Prior Approval under Part 18 of the General Permitted Development Order

I am writing to notify you of Network Rail's intention to undertake works to repair and improve the existing bridge for the northern end of Pleckgate Road, Brownhill. It is proposed to remove the existing bridge deck and construct a replacement bridge and parapets as shown on the submitted drawings.

The bridge carries a one-way residential road over two tracks of the railway. The bridge sits just off the A6119 and A666 junction, located between the Brownhill Arms public house and the residential homes on Pleckgate Road. The bridge is approximately 21 metres overall in length and provides a minimum width of 6.6m. The bridge is of cast iron beam construction with concrete infill. The bridge is supported on brick abutments and piers.

A detailed examination in December 2016 rated the edge beams of the bridge as having a load carrying capacity of 3 tonne, whilst the bridge overall can sustain 40t ALL. These edge beams sit below the cast iron parapets, which also have poor condition; the brick bankwalls have some defects. The bridge requires replacement GRP Panelled parapets, in addition to trief curbs and metal barriers between the road and the pedestrian footpaths, in order to maintain load in the centre of the bridge. The repairs are detailed in the attached document DEFECTS AND SCHEDULE OF REPAIRS.

From a town planning perspective, the works at the bridge are permitted development under Part 18, Class A (Miscellaneous development - development under local or private Acts or Order) of the Town and County Planning (General Permitted Development) Order 2015. This section of railway was authorised by The Blackburn, Clitheroe and Northwestern

Junction Act 1846. The provisions of the Railway Clauses Consolidation Act 1845 (RCCA) were made applicable to this line. The RCCA incorporates powers for the then railway companies and their successors in title (now Network Rail) to undertake future works, not limited to the construction of the railway, but including 'all other acts necessary for making, maintaining, altering or repairing and using the railway'.

Under condition A1 of Part 18, it is necessary for details to be submitted to the Local Planning Authority for prior approval to the design and siting of the proposed works. It should be noted however, that under Condition A2, the prior approval cannot be refused unless you are satisfied that the development ought to be and could reasonably be carried out elsewhere on the land, or the design or external appearance would injure the amenity of the neighbourhood and is reasonable capable of modification so as to avoid such injury.

I have submitted the following drawing numbers:

- B92118-DRG-BRS1001 - EXISTING GENERAL ARRANGEMENT 1 of 2
- B92118-DRG-BRS1002 - EXISTING GENERAL ARRANGEMENT 2 of 2
- B92118-DRG-BRS1003- DEFECTS AND SCHEDULE OF REPAIRS
- B92118-DRG-BRS1004- PROPOSED GENERAL ARRANGEMENT 1 of 2
- B92118-DRG-BRS1005- PROPOSED GENERAL ARRANGEMENT 2 of 2

As required under Part 18, I would be grateful to receive the Council's prior approval for the works to the structure. If you wish to discuss the proposals or require further information please do not hesitate to contact me. Please note that under the provisions of paragraph 7(b) of the Town and County Planning (General Permitted Development) (England) Order 2015, the Prior Approval application should be determined within a period of 8 weeks beginning with the day immediately following that on which the application is received by the authority.

Yours sincerely,

Henry Oswald
Town Planner