

Nicola Gunn

From: Andersen, Linda <Linda.Andersen@lancashire.gov.uk>
Sent: 02 August 2021 12:13
To: Planning
Subject: FW: 3/2021/0556 74 Higher Road Longridge PR3 3SY -
Attachments: 3 2021 0556 Overlay.pdf

Categories: To Upload

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Reference	3/2021/0556
Alternative Reference	
Location	74 Higher Road Longridge PR3 3SY and land to the rear
Proposal	Application for reserved matters consent (appearance, scale, landscaping and layout) pursuant to outline planning consent (ref 3/2016/1082) for the demolition of 74 Higher Road and construction of up to 123 houses on land to the rear
Map Ref	361005 / 437575
Footpaths Affected	Bw35 Ribble Valley Longridge (3-2-Bw35) Fp36 Ribble Valley Longridge (3-2-Fp36)
Contact	Adam Birkett Tel: 01200 425111 Email: planning@ribblevalley.gov.uk
Response Date	7/30/2021
Web	
Link	https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0556

For the attention of Adam Birkett – Ribble Valley planning

Lancashire County Council – Public Rights of Way has identified BW 3-2-BW35 and 3-2-FP36 (**see attached overlay**) in the vicinity of the proposed development and have no objections to this application, however the following will need to be adhered in relation to Public Rights of Way.

Landscaping

- Any landscaping should be at least 3 metres away from a Public right of way that is either within the proposed development site or in the vicinity – ***this is to prevent encroachment of roots onto or through a Right of Way surface, overhanging branches or foliage that could cause a health and safety risk to users of the Right of Way or cause an obstruction.***

Ground level/drainage

- Any changes in ground level should ensure that any Public Rights of Way in the vicinity of the development site are not subject to water surface run off creating the potential for flooding of the Right of Way concerned.
- Drainage within the proposed development should be adequate enough to prevent surface water being drained onto or near a Public Right of Way to prevent potential flooding of a Public Bridleway or footpath

Temporary closure/diversion

- If work relating to the proposed development is likely to cause a health and safety risk to users of Public Rights of Way in the vicinity of the site a temporary closure will need to be in place prior to work commencing.
- Planning permission does not provide the applicant with the legal right of obstruct a Public Right of Way and should not be used to store materials, machinery or vehicles – if an obstruction is identified without a certified Diversion the applicant would be liable to enforcement proceedings.

If you have any further queries regarding Public Rights of Way I will be happy to address them.

Regards
Linda Andersen

Linda Andersen – Public Rights of Way Officer (Development)
Lancashire County Council
Tel; 01772 532613
Mob; 07717 815086
Linda.Andersen@lancashire.gov.uk

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