

Nicola Gunn

From: Planning
Subject: FW: 3/2023/0569 Parsonage Farm Church Street Ribchester PR3 3YE

From: Paton, Julie <
Sent: Tuesday, September 19, 2023 6:25 PM
To: Planning <planning@ribblevalley.gov.uk>
Subject: 3/2023/0569 Parsonage Farm Church Street Ribchester PR3 3YE

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Reference 3/2023/0569
Location Parsonage Farm Church Street Ribchester PR3 3YE
Proposal Conversion of agricultural barn to two dwellings and conversion of agricultural outbuilding to annexe accommodation, construction of two double garages, creation of garden areas and landscaping. Relocation of agricultural track.

Hello Kathryn

Lancashire County Council Public Rights of way has no objection to the application and offers the following comments

Bridleway BW033537a runs along the access road to the proposed development. To protect the safety of those using the public right priority it to be given to path users at all times.

The public right of way should not be used to store materials, vehicles or machinery and if found to do so would be deemed an obstruction and the applicant would be subject to enforcement proceedings to remove.

Ground level/drainage

Any changes in ground level or installation of drainage should ensure that surface water is not channelled towards or onto a public right of way either within the proposed development site or in close proximity – this is to ensure public rights of way are not exposed to potential flooding or future maintenance issues.

Landscaping

If the applicant intends landscaping they need to ensure that any trees or bushes are at least 3 metres away from a public right of way to prevent any health and safety issues and potential maintenance issues e.g. Overhanging branches or roots coming through the surface of the footpath concerned either within the proposed development or in close proximity.

Temporary closure

If works relating to the proposed development are likely to cause a health and safety risk to users of a public right of way a temporary closure order must be made and in effect prior to commencing those works. Applications should be made 4 weeks before commencement to avoid delay to the works.

Diversion

If a diversion is needed or intended the applicant needs to ensure that the diversion is in place prior to any work commencing on a public right of way. Any disturbance of the existing route, without the appropriate confirmed Diversion Order would be liable to enforcement action taken against the developer.

Obstruction

A public right of way should not be used to store materials, vehicles or machinery and if found to do so would be deemed an obstruction and the applicant would be subject to enforcement proceedings to remove.

Publicity of Application

All applications that affect a public right of way (footpath, bridleway or byway), must be publicised by site notice in at least one place on or near the land to which the application relates for not less than 21 days; and by publication of the notice in a newspaper circulating in the locality in which the land to which the application relates is situated.

Regards Julie

Julie Paton
PROW Capital Project Officer
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