

## Nicola Gunn

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**From:** Planning  
**Subject:** FW: 3/2024/0639 Higher Edge Farm Tinklers Lane Slaidburn BB7 4TP  
**Attachments:** 3 2024 0639 Overlay.pdf

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**From:** Neville, Julie <  
**Sent:** 07 October 2024 15:35  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** 3/2024/0639 Higher Edge Farm Tinklers Lane Slaidburn BB7 4TP

### External Email

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**Reference** 3/2024/0639  
**Location** Higher Edge Farm Tinklers Lane Slaidburn BB7 4TP  
**Proposal** Proposed demolition of front porch, raising of roof and construction of two-storey extension to front. New window and door openings to front and insertion of rooflights to front. Two storey extension to side. Two storey extension to rear, insertion of roof lights to rear and addition of new window and door openings. External lighting. Construction of single-storey, pitched-roof, detached building containing borehole to supply filtered water supply for the property. Creation of garden area to rear and paved area to front.

Dear Planning Department

Lancashire County Council Public Rights of Way raises no objection and provides the following.

### Comments/Objections

Footpath FP0340023 is recorded along the access track and through the curtilage of the proposed development, as shown on the attached plan. The infringement or obstruction of the existing public rights would be a criminal offence, as such the right of way should always remain clear, not to be excavated nor used to park or store materials, vehicles or machinery.

### 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.

### 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.

### **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

Public Rights of Way

Planning & Environment

Lancashire County Council

W: [www.lancashire.gov.uk](http://www.lancashire.gov.uk)

FB: [www.facebook.com/LancsECP](https://www.facebook.com/LancsECP)

Public Rights of Way Reports [ProwReports@lancashire.gov.uk](mailto:ProwReports@lancashire.gov.uk)