

From: [Gopalakrishnan, Roshni](#)
To: [Moore, Simon](#)
Subject: No Objection: DMMO Grane Road, Warburton Buildings 804-658 (888.2369)
Date: 04 November 2020 05:34:01
Attachments: [image001.png](#)
[Ltr - Consult Stat Users.pdf](#)
[804-658 Warburton consultation plan.pdf](#)

Dear Sirs,

New Roads and Street Works Act 1991

Stopping Up Order / Footpath Diversion / Extinguishment / Gating Order

No Objection

We refer to the below or attached order and confirm that we have no objections

Please email Stopping Ups to osm.enquiries@atkinsglobal.com

To enable us to process your application as quickly as possible, please ensure you include Grid References.

A copy of the Cable and Wireless process 4461 'Special Requirements relating to the external plant network of Cable and Wireless UK Services Ltd' is available on request. The process provides guidance on working in the vicinity of Cable and Wireless's apparatus.

IMPORTANT - PLEASE READ - Your Next Step?:-

Where apparatus is affected and requires diversion, please send all the scheme related proposals that affects the Vodafone Network to c3requests@vodafone.com with a request for a 'C3 Budget Estimate'. Please ensure you include a plan showing proposed works. (A location plan is insufficient for Vodafone to provide a costing). These estimates will be provided by Vodafone directly, normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option). Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered.

Plant Enquiries Team

T: +44 (0)1454 662881

E: osm.enquiries@atkinsglobal.com

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK (now re-named Vodafone Enterprise UK), Energis Communications Limited, Thus Group Holdings Limited and Your Communications Limited.

ATKINS working on behalf of Vodafone: Fixed



PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.



Please consider the environment before printing this e-mail

From: Moore, Simon <Simon.Moore@lancashire.gov.uk>

Sent: 29 October 2020 19:29

To: National Plant Enquiries <OSM.enquiries@atkinsglobal.com>

Subject: DMMO Grane Road, Warburton Buildings 804-658 (888.2369)

Dear Sirs,

**RE: WILDLIFE AND COUNTRYSIDE ACT 1981 – PART III
ADDITION OF FOOTPATH FROM Warburton Street to Grane Road, Haslingden**

Lancashire County Council, as Surveying Authority, have received an application for a Definitive Map Modification Order. The details of the application are as follows and the route referred to is shown by a thick, black, dashed line on the attached plan.

The application involves amending the Definitive Map and Statement (the legal record of Public Rights of Way) to record a footpath from Warburton Street to Grane Road, Haslingden.

In accordance with paragraph 3 of Schedule 14 of the Wildlife and Countryside Act, 1981, the county council are required to fully investigate the application and, after consulting with every local authority in whose area the application relates, to decide whether or not to make an order applied for. The county council are required to give notice of their decision to every owner and occupier of any land to which the application relates.

If the council decide to make a definitive map modification order, notice will be served on owners and occupiers, who may, at that stage, make representations or objections to it. In which case, the order will be submitted to the Secretary of State for determination.

If, in the meantime, you have any observations, comments or objections on the application submitted to the county council, and particularly if you have any evidence in support of, or contrary to the application, would you please let me know, if possible, within 28 days of the date of this letter.

Information is sought from you at this early stage, but of course it is open to you to submit any further information or evidence until the matter goes before the county council's Regulatory Committee.

Please note that information supplied will be used in accordance with the processes under Statute and will not be confidential and may be disclosed to third parties.

Kind regards

Simon Moore

Paralegal Officer

Legal and Democratic Services

Lancashire County Council

01772 531280

DX: 710928

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Consider the environment. Please don't print this e-mail unless you really need to.

From: [Joanne Pockett](#)
To: [Moore, Simon](#)
Subject: Addition of footpath from Warburton Street to Grane Road, Haslingden (Birtwells 3)
Date: 04 November 2020 14:45:11
Attachments: [Copy letter.pdf](#)
[Warburton Buildings ownership.PNG](#)

Dear Simon

I refer to your letter dated 29 October 2020 (copy attached).

To confirm, Tapestart Limited holds a freehold interest (subject to long leasehold interests) in the properties coloured green on the plan attached.

We will await to hear from you further once more information on the modification order is available.

Yours sincerely

Joanne Pockett
LLB (Hons) | GCILEX
Paralegal

Compton Group
PO Box 425, Swansea SA6 8YH
DX 82809 Swansea 2

Tel: 01792 315470
Fax: 01792 315513
E-mail: joanne@compton.group

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<https://www.comptongroup.com/pay-rent-credit-card/>

www.comptongroup.com

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SIMON MOORE
Lancaster city council
PO Box 78
County Hall
Preston
PR1 8XJ

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 05/11/2020

Our Ref: NW_GW1B_3FWP_056249

Your Ref: LSG4.SM18.888.2369 (JP)

RE: Formal Enquiry, BB4 4PQ FOOTPATH FROM WARBURTON STREET TO GRANE ROAD, HASLINGDEN

Thank you for your enquiry which was received on 30/10/2020.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Following further consultation, Cadent and/or National Grid has withdrawn its objection to these activities.

Searches based on your enquiry have identified that there is no record of apparatus in the immediate vicinity of your enquiry.

Cadent and National Grid therefore have no objection to these proposed activities.

The contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- I High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment

Requirements

BEFORE carrying out any work you must:

- I Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- I Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- I Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- I In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from: <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

Dial Before You Dig Pipelines Guidance:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

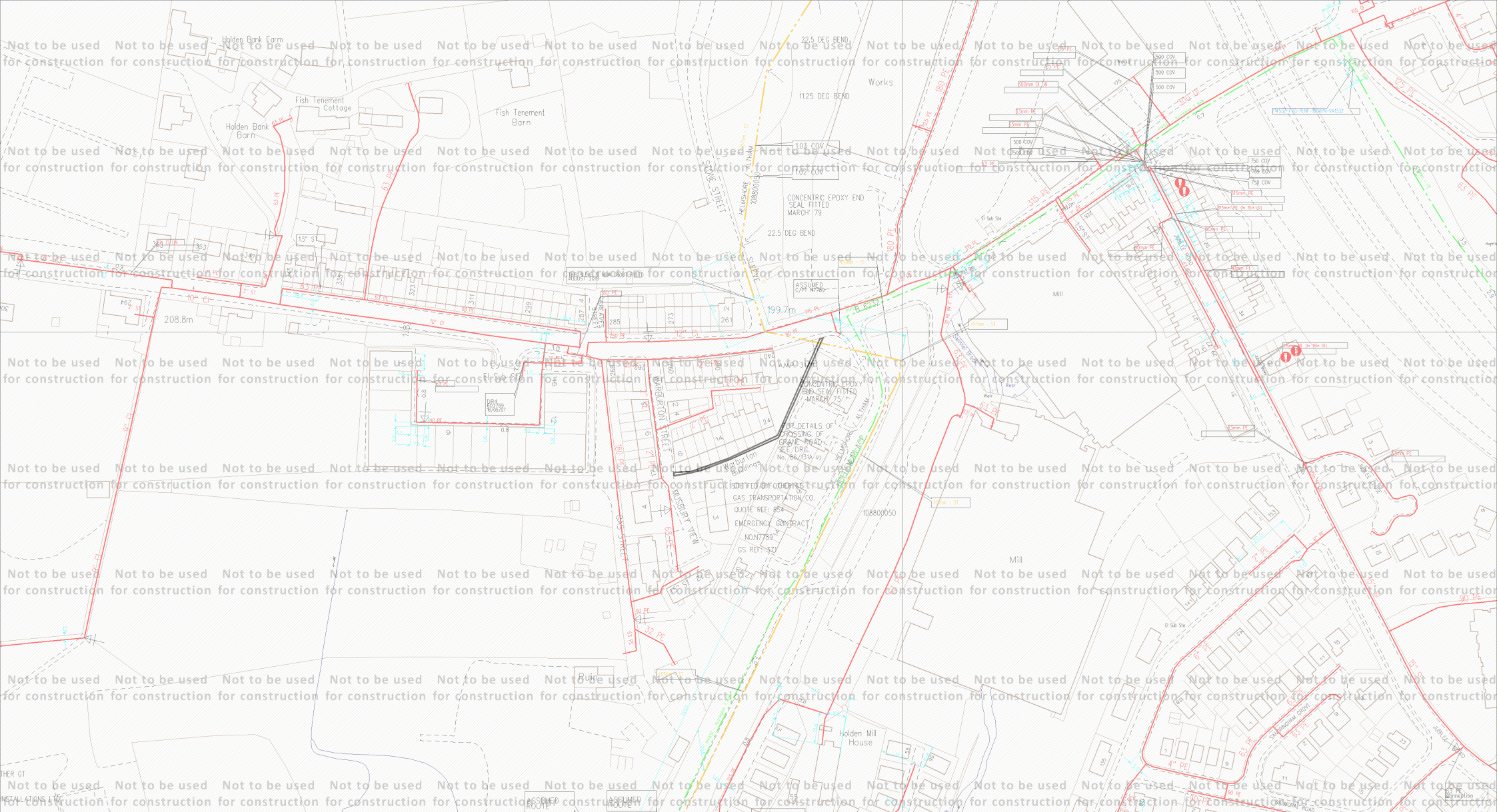
Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: NW_GW1B_3FWP_056249		View extent: 723m, 393m		National Grid has withdrawn its objection to this application				Map 1 of 1 (GAS)			
USER: James.Parker		LP MAINS		<p>This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>						MAPS Plot Server Version 1.11.0	
DATE: 05/11/2020		MP MAINS								Cadent	
DATA DATE: 04/11/2020		IP MAINS								Your Gas Network	
REF: LSG4.SM18.888.2369 (JP)		LHP MAINS								Requested by: Lancaster city council	
MAP REF: SD7722		NHP MAINS								This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886	
CENTRE: 377926, 422464		0m 50m Approximate scale 1:2500 on A4 Colour Landscape									
Some examples of Plant items:											
Valve		Depth of Cover		Syphon		Diameter Change		Material Change		Out of Standard Service	

ENQUIRY SUMMARY

Received Date

30/10/2020

Your Reference

LSG4.SM18.888.2369 (JP)

Location

Centre Point: 377926, 422464

X Extent: 73

Y Extent: 67

Postcode: BB4 4PQ

Location Description: BB4 4PQ FOOTPATH FROM WARBURTON STREET TO GRANE ROAD, HASLINGDEN

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 500

Actual Scale: 1:2500 (GAS)

Real World Extents: 723m x 393m (GAS)

Recipients

pprsteam@cadentgas.com

Enquirer Details

Organisation Name: Lancaster city council

Contact Name: SIMON MOORE

Email Address: Simon.Moore@lancashire.gov.uk

Telephone: 01772531280

Address: PO Box 78 , County Hall, Preston, PR1 8XJ

Description of Works

SUO Wildlife And Countryside Act, 1981, Section 53 SP

Enquiry Type

Formal Enquiry

Activity Type

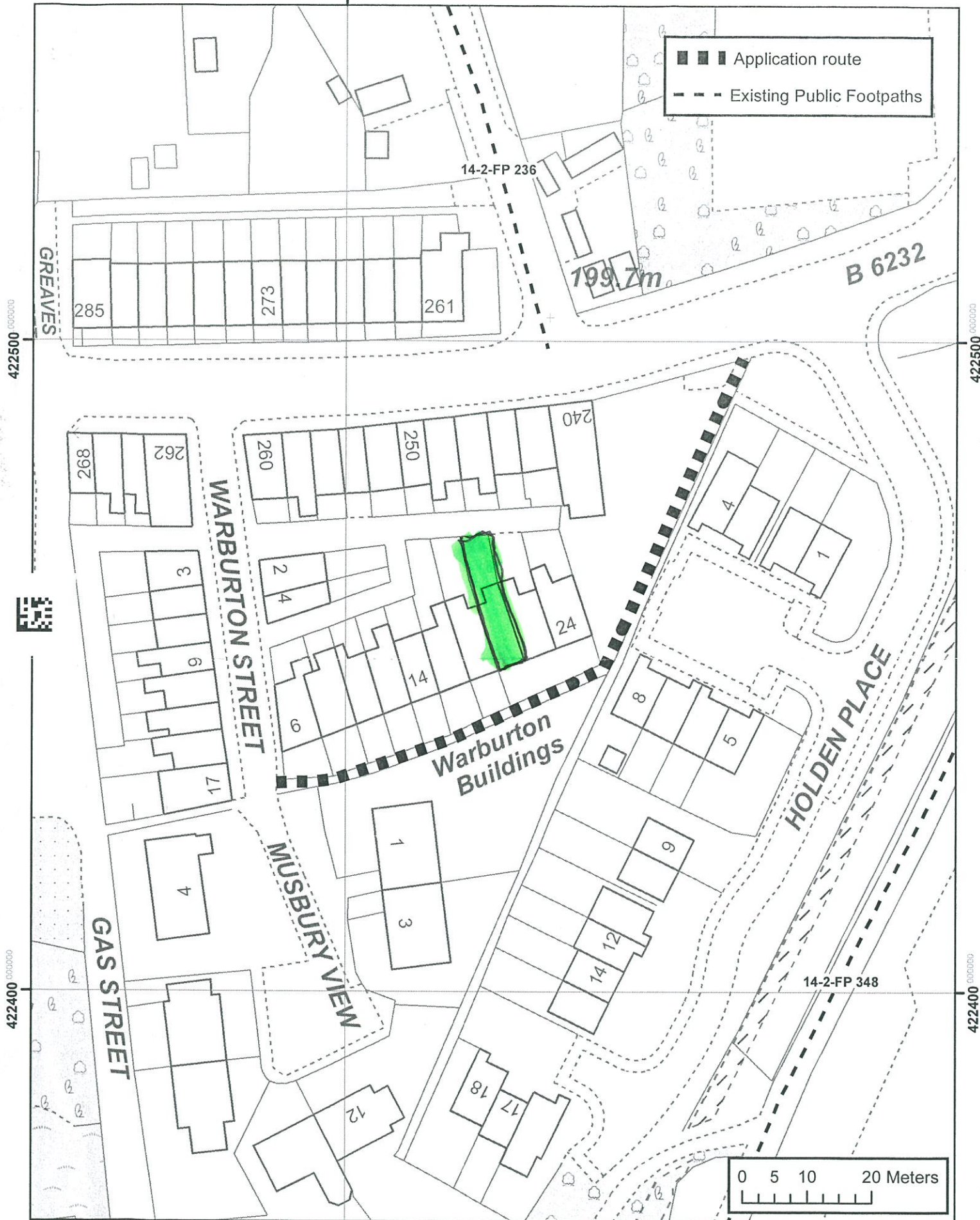
Highways

Notice Types

Notice Type: Section Notice (Wildlife And Countryside Act, 1981, Section 53)

377900 000000

P10



377900 000000



Public Rights of Way
 PROW@lancashire.gov.uk
 01772 530317

Wildlife and Countryside Act 1981
 Addition of Footpath from Warburton Street to Grane Road, Haslingden

1:750



The digitised Rights of Way information should be used for guidance only as its accuracy cannot be guaranteed. Rights of Way information must be verified on the current Definitive Map before being supplied or used for any purpose.

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A clear pathway has been in existence for over 100 years and prior to any commercial and new housing estates adjacent to Warburton Buildings.

A pathway is needed for residents of Warburton Buildings and emergency & non-emergency services to access properties.

I myself have used the pathway daily for the 18 years I have lived at 20 Warburton Buildings.

I consider the recent fences and aggressive and bullying tactics of the new owners of what was formerly The Valley Cottages to be illegal and going against basic rights of owners/tenants to access their homes.

The addition of footpath, modification order is now needed as the new owners of the above are acting unreasonably towards residents property access.



Mr Graham Wood.

8 Warburton Buildings
Haslingden
Rossendale
Lancashire
BB4 4PQ

Simon Moore
Lancashire County Council
Ref LSG4. SM18.888.2369
Legal and Democratic Services
PO Box 78
County Hall
Preston
PR1 8XJ

5th November 2020

Dear Mr Moore

My name is James Paul Newman I have lived at 8 Warburton Buildings since 1st August 2000
(Marked on the map attached in pink)

During this time I have always Parked my car on Warburton Street. When I use my car on Warburton Street I walk to my house using the footpath. (Marked Green on map attached) To Warburton Buildings.

At any times I have ever gone out walking I always used the path by the side of the Cantonese car Park (Marked in Orange on map attached) which as far I was aware for 20 Years was a public footpath.

Once the new owners took over the Cantonese property the footpath at the Car Park end was blocked , as was the footpath along the Cantonese Car Park preventing entry to Warburton Buildings via that footpath.

At no times over the 20 years did I think of taking pictures while I was using this footpath .

Yours Sincerely

A handwritten signature in black ink, appearing to read 'JPM Newman', with a stylized, cursive script.

James Paul Newman

377900 000000

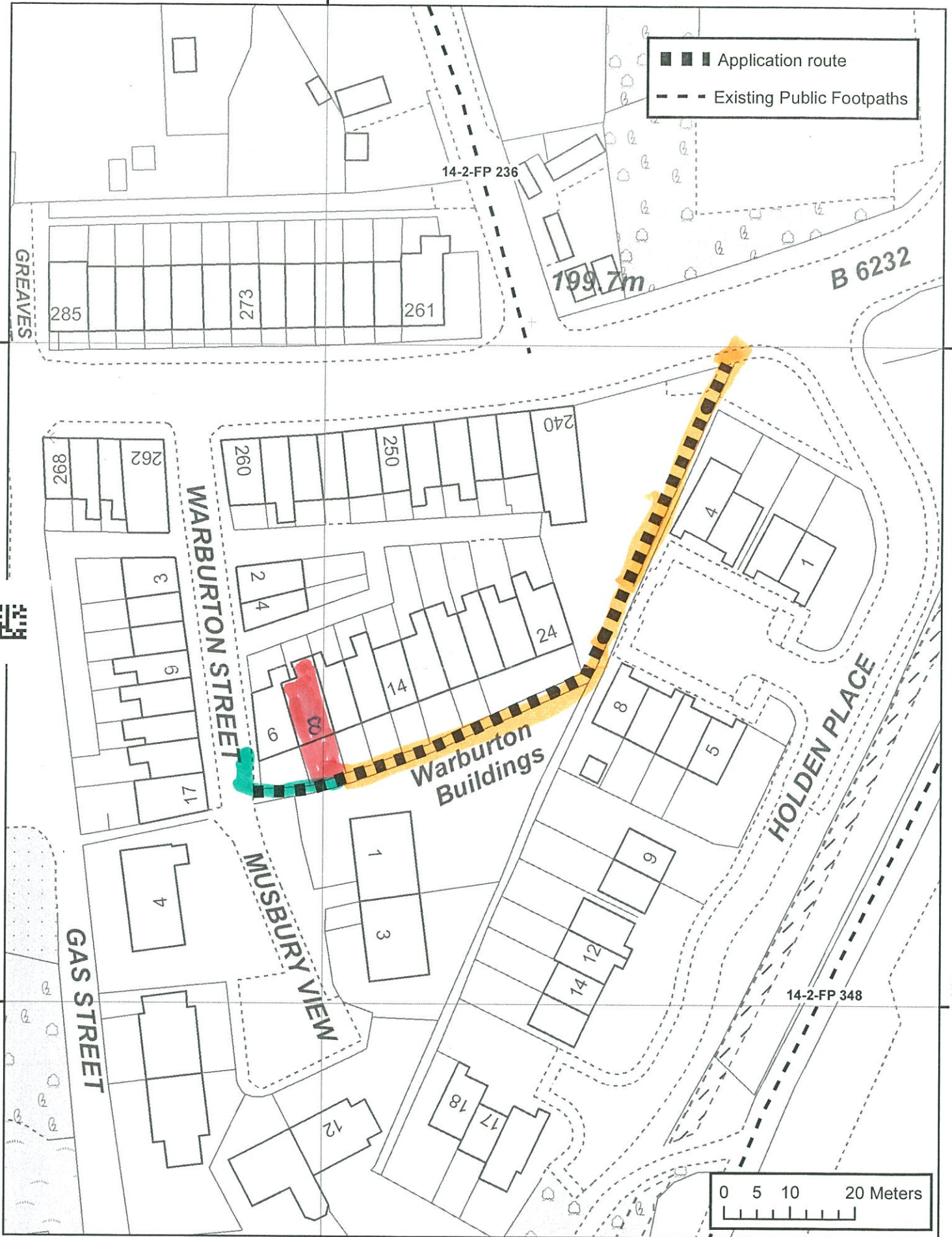
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422500 000000

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422400 000000

377900 000000



Mr Howard Willcox
Heathfield
Hemshore Road
Haslingden
BB4 4BW
6th November 2020

Dear Mr Moore,

Thank you for your letter ref LSG4.SM18.888.2369 dated 29th October 2020.

Please find attached your plan with my boundry line drawn on. (boundary line LSG4.SM18.888.2369 LCC Footpath plan application.pdf)

I object to the application 'amendment of the Definitive Map and Statement to record a footpath from Warburton Street to Grane Road, Haslingden'. This is private property owned by myself.

I purchased the property in 2019. While purchasing the property, the legal rights of crossing the land was fully investigated by my solicitor. Please find the letter attached which was sent out to all the neighbouring properties. (JEH.DW.108772.001 Willcox). It was found that there were no rights reserved over any part of the land of 240 Grane Road and local searches carried out by the solicitor proved no access roads across the land. The openings in the boundary walls are for the benefit of the property 240 to enter and exit through.

Attached is the Abstract Plan (Abstract.pdf) of the land with measurements of the boundary edges. This has been measured by myself and confirmed by a topographical surveyor.

After ensuring there were no rights to cross the boundary, we erected Heras fencing to secure the property and make it a safe work site as refurbishment work on the property is extensive. Therefore, there is going to be lorries, vans, skips ect. moving about on site and potentially a very hazardous place for the general public. This wasn't well received by the neighbours, who have gone out of their way to move fencing, steal the fence bases, cut the fences and any securing locks and continually tamper with any CCTV that has been put in place. Also nails spread out on the car park, along with verbal threats to workmen who have visited the site. This is well documented with Lancashire Police.

This type of harrassment in not new to the property. The previous owner, Mrs Tang, who ran a Cantonese resturant there, had numerous issues with the Warburton Building and Grane Road residents when trying to secure her property from anyone trespassing. She was met with similar threats and verbal abuse that we have. We were informed when taking over the property that the lock on the car park barrier was actually put on there by one of the residents and they gave a key back to Mrs Tang so that *they* could have access to park their cars on her land. Everytime she put her own lock on, they would put another lock on during the night so that she couldn't even open her resturant in the evenings. Eventually after constant bullying, she gave in. The gap in the front retaining wall, to the North East corner, was left open due to there being a high pressure mains gas pipe in that area and was not something Mrs Tang was prepared to do

considering you would need to have inspectors on site while hand digging foundations, which can be costly and time consuming.

The property is currently in the process of a planning application, with a view to accommodate vulnerable people. The area situated to the South will be a designated garden area and the area to the North will be designated car parking area. If a footpath was implemented along the Eastern edge, this would reduce the number of available spaces as the required reversing space and turning circles by regulation wouldn't be met. Also, the prospective tenants found attraction to this property due to the exclusive use of the full car park. Should a right of way be implemented across it, the prospective tenants are likely to pull out and this will mean we will most likely revert back to our original plan of being two houses on the car park and converting the current property into flats and offices, with parking to the rear. See original plan (Existing-201 Proposed). The proposed path way will affect the overall value of the property.

I understand the reason that some of the residents cross the property is because they park their vehicles on Holden Place. This has been a contentious issue between the residents of Holden Place and Warburton Buildings, as the manner in which they park has caused access issues for the residents of Holden Place and a few road traffic accidents. Subsequently, the residents of Holden Place applied for double yellow lines to be installed. I believe this to have been approved and confirmed by Councillor David Stansfield. Therefore parking in this area will soon not be possible, the vehicles will have to park on Warburton Street or Gas Street and there will be no need for anyone to cross my privately owned land. Councillor David Stansfield had a meeting with us earlier in the year and I explained the situation, showed all the papers, maps and visited the site with him. He concluded that we were correct in what we were saying regarding any access.

Historically the tramline ran along the Southernly point and up across Grane Road. (OS MAP Haslingden screenshot) I believe the tramline was open access at the bottom of Warburton Street, as there were various goods shed in the vicinity, and this would ease access to the sheds for the loading of materials such as sandstone flags quarried from Hutch Bank Quarry. Later when the tramline was decommissioned, it was an open field but still open access from the bottom of Warburton Street along the original tram line route. Then when the Holden Place and Musbury View houses were built, any access points linking Warburton Street to Grane Road, other than the main road access, were closed off.

Access to Warburton Buildings, front and rear, is possible through the main thoroughfare of Warburton Street and as stated on the street signage, 'Warburton Street, leading to Warburton Buildings and Musbury View'. (See 20201103_154939.jpg). Therefore there is a negligible amount of walking distance or time incurred by walking up Warburton Street to access Grane Road.

Thank you for your time and I hope to hear from you soon.

Kind regards,
Howard Willcox





WOODCOCKS
HAWORTH
& NUTTALL

To Whom it May Concern

Contact: June Higgins

Our ref: JEH.DW. 108772.001 Willcox

Your ref:

Date: 22 November 2019

**Re: 240 Grane Road, Haslingden,
Rossendale, Lancashire, BB4 4PB**

3 Irwell Terrace, Bacup, Lancashire OL13 9AN
(DX 26251 Rawtenstall)

Switchboard: 01706 874487
Fax: 01706 878343

Email:
june.higgins@whnsolicitors.co.uk

We do not accept service of documents by email

Dear Sirs

We write to confirm that we represented Mr Willcox in connection with his purchase of the above property.

At the time of his purchase, we were instructed to investigate the legal rights over the land that comes with the property and former Chinese restaurant at 240 Grane Road, Haslingden, Rossendale, Lancashire, BB4 4PB.

The property is held on a freehold title and the title number is LA465751. The property was formerly held on a leasehold title, subject to a Lease dated 22nd April 1879.

In that Lease, which is now extinguished, there were rights granted for the benefit of the property to pass and re-pass, with or without horses, carts, wagons or other carriages, laden or un-laden, along and over the intended street of ten yards wide and the intended back street of four yards wide on the plan, which we attach to this letter.

The Lease expressed the property being subject to the same rights being exercised by the Lessors, Executors, Administrators and Assigns.

On the plan, you can see that the street is clearly marked at the side of the land which is edged red, being the extent of 240 Grane Road. There is no part of this street which comes into the boundaries of 240 Grane Road's boundaries.

There are no other rights reserved over any part of the land owned by 240 Grane Road, whether on the freehold title or whether by the original Lease detailed above.

When exploring the Lease for the neighbouring properties, this Lease is dated the same date as the original Lease granted for your property but is a separate Lease. This grants the same rights as what

Directors: Sara Beaumont | David Buskey | David Connor | Martin Heyes | Graham Ireland | Berin Jones | Gary Jones |
Daniel Long | David McCann | Stephen Parr | Nicola Phelps | Michael Shroot |

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☐ **Bacup**
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Bacup
Lancashire
OL13 9AN
T: 01706 874 487

☐ **Blackburn**
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Preston New Road
Blackburn
BB2 6AA
T: 01254 272 640

☐ **Bury**
12/14 Manchester Rd
Bury
Lancashire
BL9 0DX
T: 0161 7614 611

☐ **Great Harwood**
Bancroft Chambers
Town Hall Street
Great Harwood
BB6 7HB
T: 01254 884 253

☐ **Haslingden**
West View
Princess Street
Haslingden
BB4 6NW
T: 01706 213 356

☐ **Rawtenstall**
61 Bank Street
Rawtenstall
Rossendale
BB4 7QN
T: 01706 225 621

are granted above but no rights extend over the land of 240 Grane Road, as this was not intended to be part of the back street.

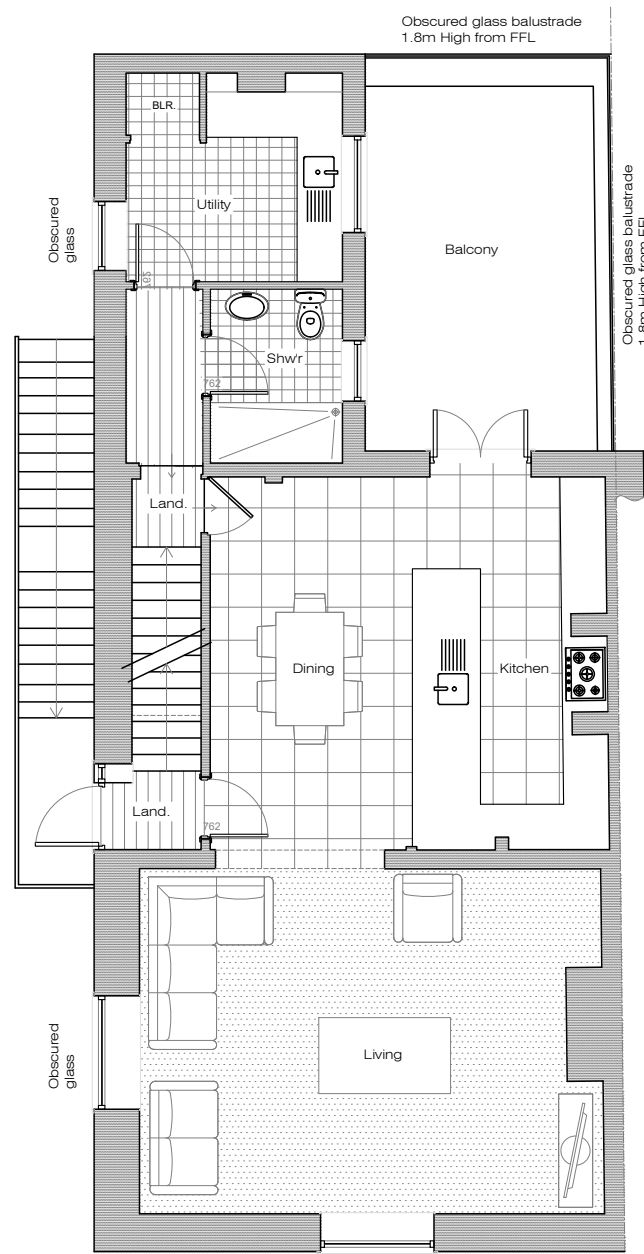
Also by a Lease dated 19th October 1913, it describes the property as "all that triangular piece of vacant land situate at Grane Road, Haslingden bounded on the front by Grane Road and the other side by the Siding wall of the Lancashire and Yorkshire Railway Company and on the other side by an occupation road leading out of Grane Road to the Railway Siding." By this definition, the boundary separating 240 Grane Road from the terraced houses would have originally had a "siding wall" reaffirming that the back street does not cross the boundaries of this property.

Our clients are quite within their right to secure their property to do any works they require to the property, subject to the requirements of any Local Authority and authority permissions or those laid down by legislation.

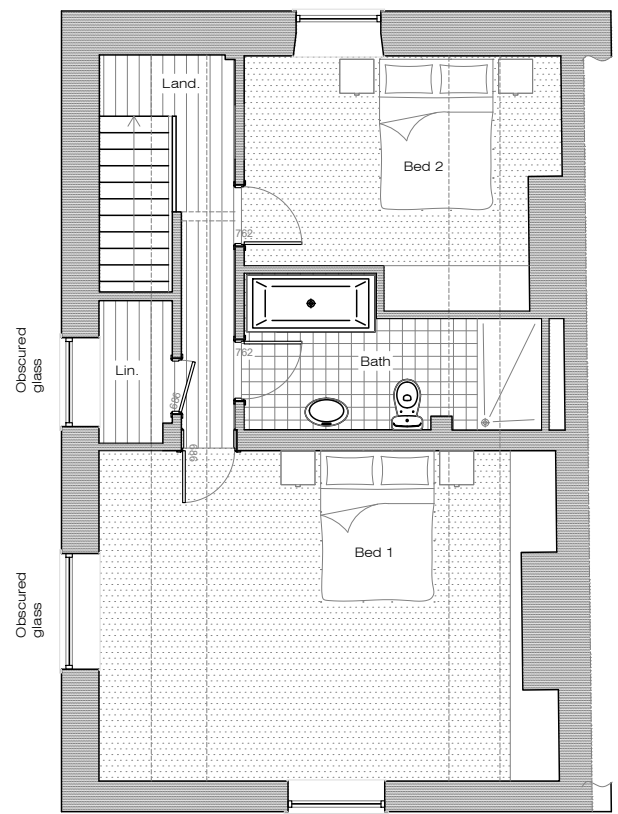
Yours faithfully


June Higgins
Woodcocks Haworth & Nuttall

240 Grane Road, Rossendale, BB4 4PB



Proposed First Floor
Plan
1:100



Proposed Second Floor
Plan
1:100



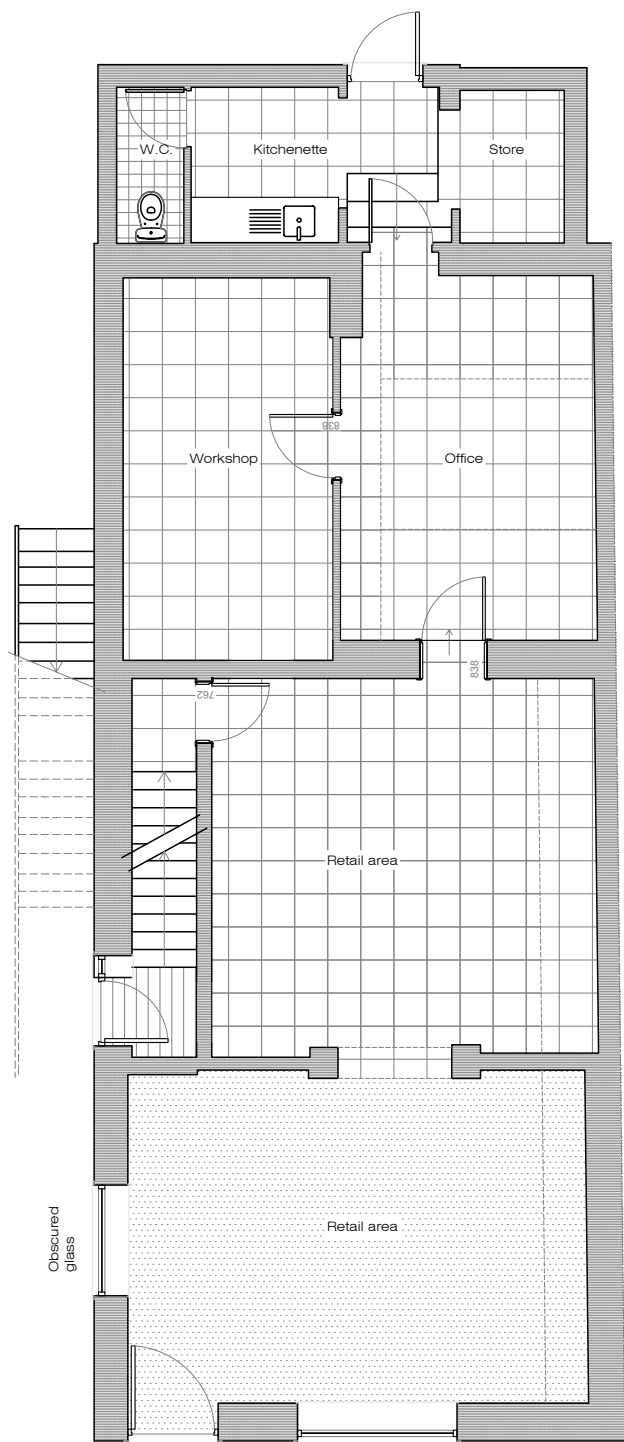
Proposed Front
Elevation
1:100



Proposed Side
Elevation
1:100



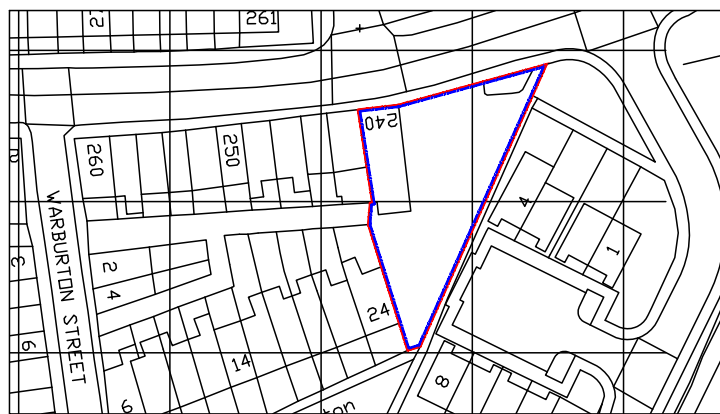
Existing Rear Elevation
1:100



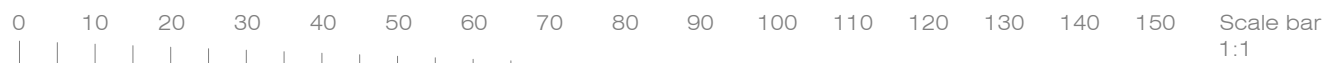
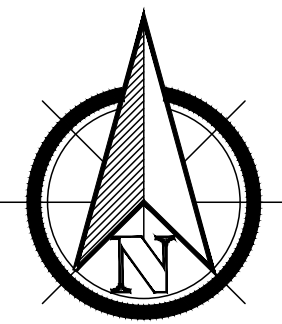
Proposed Ground
Floor Plan
1:100



Proposed Site
Plan
1:200



Location Plan
1:1250



Project	240 Grane Road, Rossendale, BB4 4PB				Drawing	Proposed Plans, Elevations, Site Plan & Location Plan		
	Drwg No	Job Ref	Date Complete	Paper size		Drwg Scales	Status	REV.
	201	03319	24.01.20	A1		1:100 1:200, 1:1250	Concept	
Drawn SW Checked SW T. 07980304919 E. simon@w-bd.co.uk W. w-bd.co.uk								
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General notes:
Do not scale the drawing.
All dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. This drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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separated by design

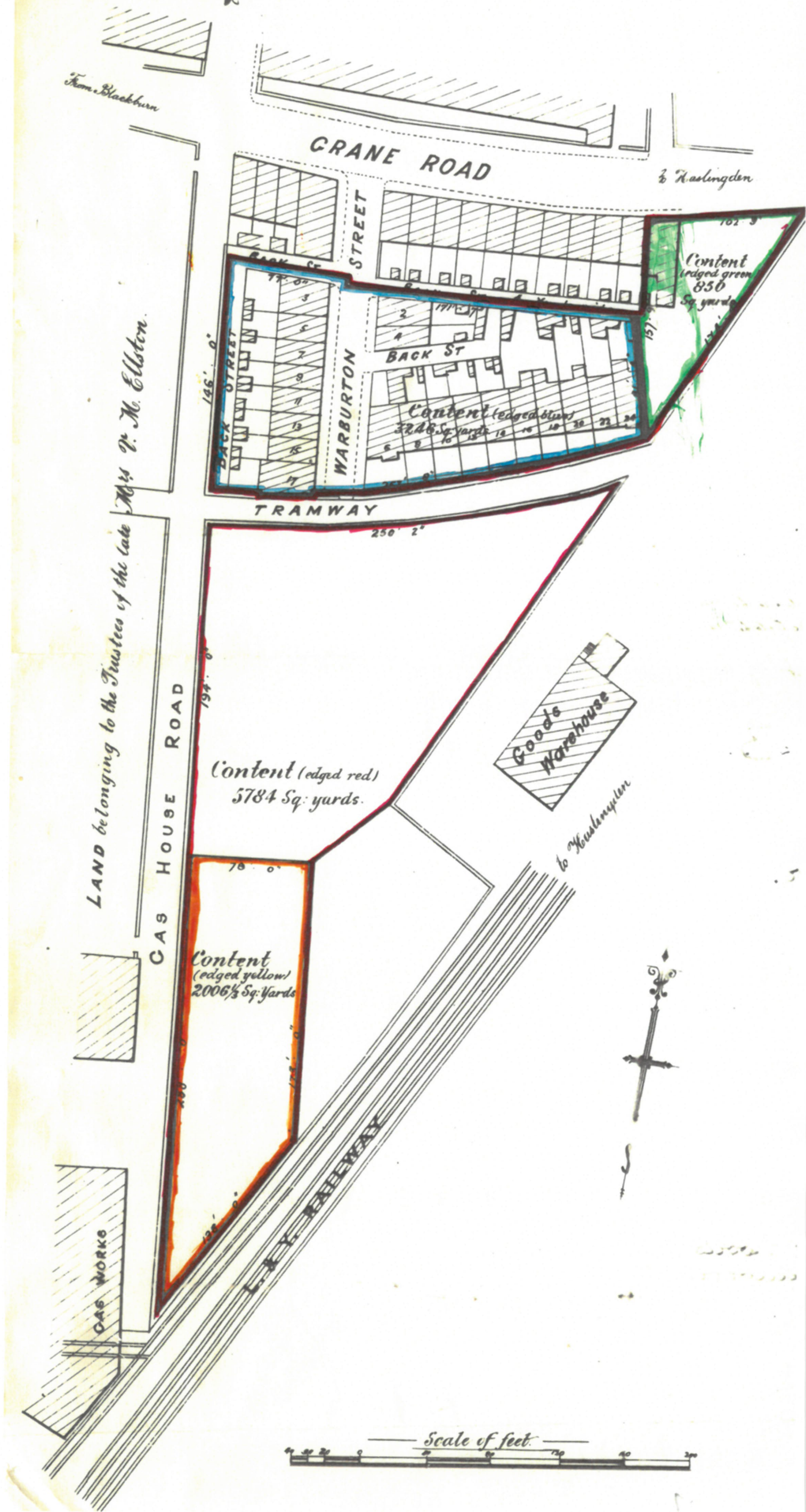
8
1 9 6 4

ABSTRACT OF THE TITLE

- of -

The Personal Representatives of
George Mercer, deceased
to the yearly Ground Rent of £30
issuing out of number 240, Grane
Road, Haslingden in the County of
Lancaster.

Plan referred to



A B S T R A C T of the T I T L E

- to -

PROPERTY at Warburton Street Gas House Road and Grane Road
Haslingden Lancashire.

October 1914 BY SURRENDER

In consideration of the sum of £3000 paid to Thomas Mercer of 31 Gwydyr Mansions Hove in the county of Sussex Gentleman by Maria Mercer of 31 Gwydyr Mansions Hove aforesaid Spinster (the receipt etc) He the said Thomas Mercer did surrender

ALL and singular the plots of land hereditaments and premises comprised and described in the first and second schedules hereto Together with all rights easements and appurtenances thereto belonging or in anywise appertaining or therewith held used occupied or enjoyed AND ALL the estate and interest of the said Thomas Mercer therein

TO THE USE AND BEHOOF of the said Maria Mercer her heirs and assigns for ever according to the custom of the said manor (Manor of Accrington Old Hold) and by and under the yearly copyhold rents suits and services therefor due and of right accustomed

The First Schedule before referred to

ALL those two plots of land situate at or near Grane Road Waterfoot Haslingden in the county of Lancaster one of which contained 4120 square yards or thereabouts and was bounded on the northerly side in part by Grane Road and in other part by the midline of a back street and the other of which contained 5784 square yards or thereabouts which plots of land were of the yearly copyhold rent of 11d and were separated from each other by a stone tramway and were shewn in the plan drawn thereupon and therein surrounded by pink verge lines Subject as to the portions thereof comprised therein to the three several leases of which particulars were thereunder written and to the terms of 990 years thereby respectively created but with the benefit of the several yearly rents thereby reserved and of the covenants by the lessees and conditions therein contained

Particulars of leases

<u>Date</u>	<u>Lessee</u>	<u>Property underleased</u>	<u>Rent</u> £. s. d.
22nd April 1879	Thomas Moore	850 square yards (edged green) and the messuage and shop Nos. 240 Grane Road thereon	30. 0. 0
30th April 1880	John Warburton and Catherine Warburton	3246 square yards (edged blue) and the 20 messuages Nos. 3 to 17 and 2 and 4 Warburton Street and 6 to 24 Warburton Buildings thereon	37.10. 0
29th September 1882	The Haslingden Union Gas Company	2006 ¹ / ₃ square yards (edged yellow)	33. 8. 9

The Second Schedule before referred to

ALL that plot of land containing seven hundred and ten and seven ninths square yards or thereabouts situate in Manchester Road Syke Side Haslingden aforesaid on the southwesterly side of and adjoining Manchester Road and shewn within a pink border on a plan drawn on an indenture of lease made the 28th day of January 1882 between Jane Dean and John George Dean of the first part the Syke

17
October 1914
p £30
(filled)
by produced to us and abstract
therewith 16-12-1953
Bury & St. Annes-on-the-Sea.

Produced by
Karl John
14-12-1954
Bury & St. Annes-on-the-Sea.

Mill Company Limited of the second part and the said Thomas Mercer of the third part and of the year copyhold rent of 2d Subject to the said indenture of lease and a surrender of even date therewith and to the term of 999 years thereby created but with the benefit of the yearly rent of £10.4.0 thereby reserved and of the covenants on the part of the lessee and conditions in the said indenture of lease contained so far as necessary for enforcing and of all powers and remedies competent for enforcing payment of the said rent

Produced to us and abstracted therewith 10/11/1953

Curry & St. Annes-on-the-Sea.

October 1914 THE said Maria Mercer was admitted at a Halmot Court

September 1935 BY MEMORANDUM OF AGREEMENT made between the Clitheroe Estate Company Limited Lords of the Manor of Accrington Old Hold of the one part and the said Maria Mercer of 11 Alexandra Court Southfields Road Eastbourne in the county of Sussex Spinster of the other part whereby it was agreed that the compensation for the extinguishment of the manorial incidents saved by Part V of the Law of Property Act 1922 in respect of the property comprised and described in the first and second schedules thereto should be the sum of £7.1.1 which sum included the costs and expenses paid or incurred by the Lords and recoverable from the tenant in respect of the said extinguishment the receipt of which sum and that all rents fines and fees payable in respect of the said property had been discharged the said Clitheroe Estate Company Limited thereby acknowledged and admitted

Produced to us and abstracted therewith 10/12/1953

Curry & St. Annes-on-the-Sea.

The First Schedule before referred to

ALL those two plots of land etc as set out in the first schedule to the before abstracted surrender

The Second Schedule before referred to

ALL that plot of land etc as set out in the second schedule to the before abstracted surrender

SIGNED on behalf of the Clitheroe Estate Company Limited

by A. John D. Robinson

Steward

2nd March

1953 THE said Maria Mercer died at the Berrow Nursing Home 17 Carew Road Eastbourne Sussex

May 1953 PROBATE of the will and codicil of the said Maria Mercer was granted out of the Principal Probate Registry to Thomas Woodcock of The Old Bobbin Mill Hurst Green near Blackburn Lancashire Solicitor and Graham Woodcock and Brian Woodcock both of Newfield Haslingden Lancashire Solicitors

Produced to us and abstracted with 16/11/1953

Curry & St. Annes-on-the-Sea.

Memorandum of sale of Geo Mercer on 16/11/1953 Sunders

16th
h December 1953

tamp £1.10s. & 70

BY CONVEYANCE of this date Between Thomas Woodcock of the Old Bobbin Mill Hurst Green in the County of Lancaster Solicitor and Graham Woodcock and Brian Woodcock both of Newfield Haslingden in the said County Solicitors (hereinafter called the Vendors) of the one part and George Mercer of 4 Osborne Terrace Rawtenstall in the said County Gentleman (hereinafter called the Purchaser) of the other part

RECITING Maria Mercer late of 11 Alexandra Court Southfield Road Eastbourne in the County of Sussex but previously of 31 Gwydyr Mansions Hove in the same County Spinster who was the estate owner at the time of her death in respect of the fee simple of the property hereby assured died on the 2nd March 1953 and her Will with a Codicil thereto was duly proved by the Vendors on the 22nd May 1953 in the Principal Probate Registry of the High Court of Justice

AND RECITING the Vendors as such Personal Representative as aforesaid and in exercise of the statutory power in that behalf conferred upon them agreed with the Purchaser for the sale and transfer to him of the estate in fee simple of the property thereby assured subject as hereinafter mentioned but otherwise free from incumbrances for the sum of Three hundred pounds.

AND RECITING that the Vendors had not previously to the execution of this conveyance given or made any assent or conveyance in respect of any legal estate in the said property or any part thereof.

IT WAS WITNESSED that in pursuance of the said agreement and in consideration of the sum of Three hundred pounds paid by the Purchaser to the Vendors (the receipt whereof the Vendors thereby acknowledged) The Vendors as Personal Representatives of the said Maria Mercer deceased thereby granted unto the Purchaser

ALL THAT plot of land situate at Waterfoot near Haslingden aforesaid adjoining on the northerly side thereof to Grane Road and on the easterly side thereof to the Grane Road Siding and containing in the whole 850 square yards or thereabouts and delineated and described in the plan drawn on an Indenture (hereinafter called the Lease) made the 22nd April 1879 between William Henry Shaw John Booth and Thomas Mercer of the one part and Thomas Moore of the other part and therein edged with pink And the messuage or dwellinghouse and shop erected thereon and numbered 240 Grane Road

TO HOLD the same unto the Purchaser in fee simple subject to the rights of the Lord of the Manor of Accrington Old Hold in and to any mines and minerals in and under the same and the other rights affecting the same preserved by the Property Acts 1922 and 1924 and subject also to the Lease and to the term of 990 years from the 22nd day of April 1879 thereby created but with the benefit of the yearly rent of £30 thereby reserved and of the covenants on the part of the Lessee and the conditions

therein contained

The Vendors thereby acknowledged the right of the Purchaser to the production of the said Probate (the possession of which was retained by them) and to delivery of copies thereof Certificate that the transaction did not exceed £500.

EXECUTED by all parties and attested.

*2nd October 1960 ✓ Will of George Mercer of Burnley
17th*

30th
7th January 1962 ✓ DEATH of the said George Mercer at 60, Burnley Road Edenfield in the said County

Probate used as before
10th May 1962 ✓ PROBATE of the Will of the said George Mercer deceased was granted out of the Manchester District Probate Registry to Maurice Rostron Tomlinson of 7 Hollin Gardens Leeds 16 Radiologist nephew of the deceased and David Ethelbert Holland of 9 Ashworth Road Piercy Waterfoot in the said County Mineral Water Manufacturer the Executors named therein

*Sum of notes of grant made including sum of £30 in stamps
Run by Henry of Lancashire 7th Feb 1964*

will 22/10/60

From: [240 Grane](#)
To: [Moore, Simon](#)
Subject: Re: LSG4.SM18.888.2369
Date: 21 November 2020 17:20:01
Attachments: [Title Plan LA465751 240 Grane Road BB44PB.pdf](#)
[map \(2\).pdf](#)

Hi Simon,

Hope you are well?

Please find the Title Plan attached for 240 Grane Road. My solicitor dealing with this would like it noted of the existence of the out house buildings/garages and also the important note within the deeds is that the property is 'bounded by the railway sidings'. Also attached is an OS map illustrating the out house buildings and a further view of the surrounding areas which shows the open land to the East.

Kind regards,
Howard

On Tue, Nov 17, 2020 at 9:42 AM Moore, Simon <Simon.Moore@lancashire.gov.uk> wrote:

Dear Howard,

Comments and objections made to the application will be included in the report which is drafted for the Council's Regulatory committee to consider.

The process laid out in legislation limits the Committee to considering evidence pertaining to whether or not public rights exist in law, this does not permit consideration of the future development of the site etc. though this information will be included to add context to your objection.

Kind regards

Simon Moore

Paralegal Officer

Legal and Democratic Services

Lancashire County Council

01772 531280

DX: 710928

From: 240 Grane <240graneroad@gmail.com>
Sent: 16 November 2020 10:18
To: Moore, Simon <Simon.Moore@lancashire.gov.uk>
Subject: Re: LSG4.SM18.888.2369

Thank you Simon. What happens next? Am I to be present at any meetings? I'm unfamiliar with the process.

Kind regards

Howard

On Mon, 9 Nov 2020, 08:23 Moore, Simon, <Simon.Moore@lancashire.gov.uk> wrote:

Dear Mr Willcox,

My thanks for this response to our consultation. The objection and information provided will be considered when this matter goes before LCC's Regulatory Committee.

To clarify, LCC do not accept service of legal notices by email. Responses to consultations via email are quite acceptable.

Kind regards

Simon Moore

Paralegal Officer

Legal and Democratic Services

Lancashire County Council

01772 531280

DX: 710928

From: 240 Grane <240graneroad@gmail.com>
Sent: 07 November 2020 16:44
To: Moore, Simon <Simon.Moore@lancashire.gov.uk>
Subject: LSG4.SM18.888.2369

Dear Simon Moore,

I hope you are well.

Attached is a letter to yourself regarding the proposed footpath (SG4.SM18.888.2369 ROW objection 061120.docx). Your letter says LCC does not accept service by email but you later say to reply at the address above, being the email address? I would like to confirm the address to send a posted letter back to you as below?

Legal & Democratic Services

PO Box 78

County Hall

Preston

PR1 8XJ

DX 710928 Preston County Hall

I will send everything that is attached by post also.

Kind regards,

Howard Willcox

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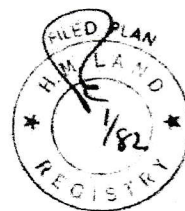
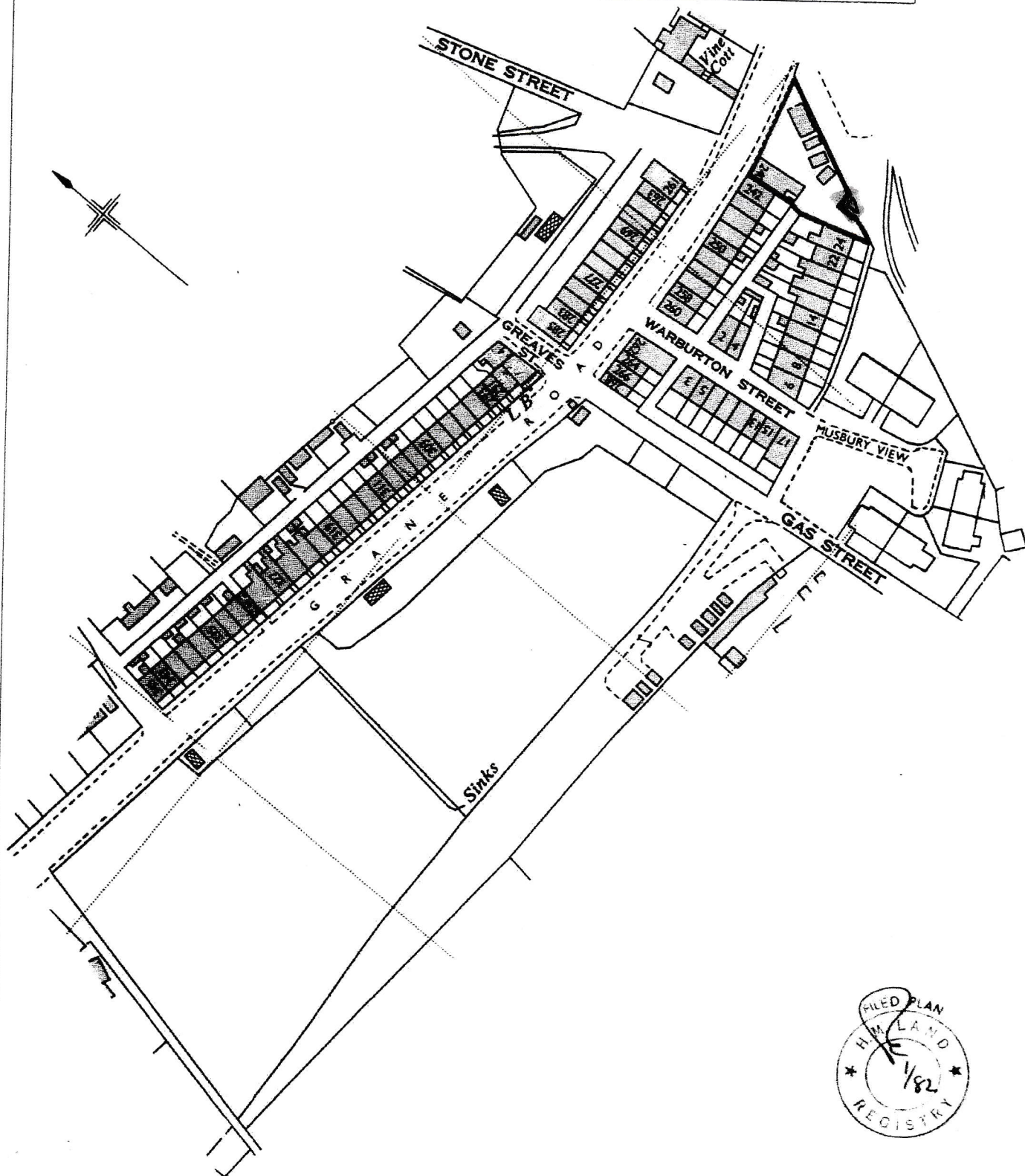
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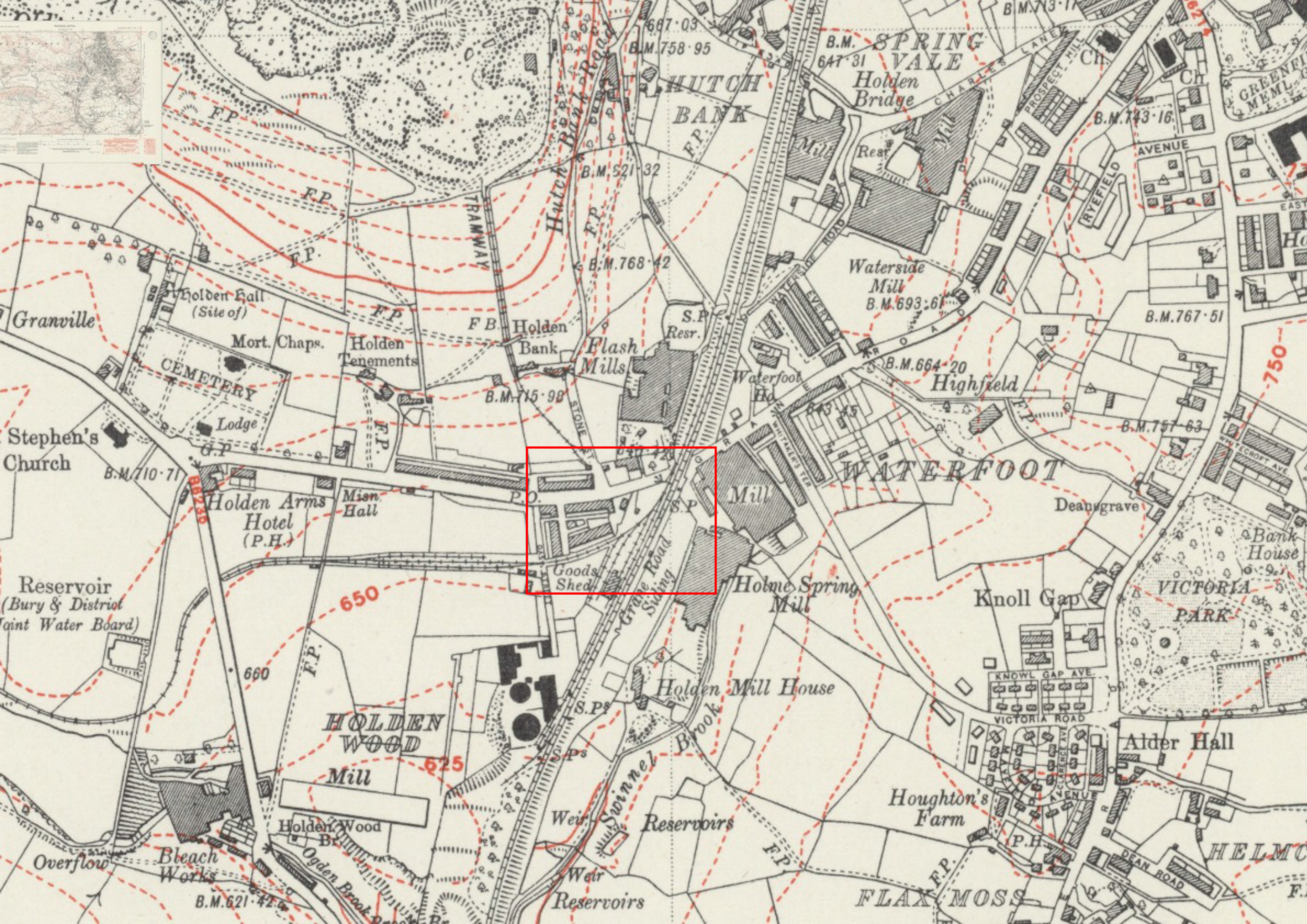
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H.M. LAND REGISTRY		TITLE NUMBER	
		LA465751	
ORDNANCE SURVEY PLAN REFERENCE	SD 7722	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY LANCASHIRE	DISTRICT ROSSENDALE	© Crown copyright 1980	





From: [J Tumelty](#)
To: [Moore, Simon](#)
Subject: Ref LSG4.SM18.888.2369
Date: 25 November 2020 21:09:04

Dear Simon,

Re above reference - addition of footpath from Warburton Street to Grane Road

I have visited this site and the Ramblers have no objection - in fact it is seen as a positive development

Judy Tumelty
Rossendale Ramblers Footpath Officer