

Reference No: 4/24/2094/0F1

Proposal: Erection of 5 detached dwellings with associated infrastructure, access, landscaping and car parking

Location: Land to the South of Holly Mews, Abbey Road, St Bees

Date: 18/04/2024

Countryside Access Team Comments:

We have no objection to the proposed development.

Public Right of Way FP 423001 (The Dandy Walk) is located on the southern boundary of the development site. We would support the inclusion of a link to FP 423001 from the development site, this would provide access to a safe off-road route for everyday walking, active travel and open up access to the wider Public Rights of Way Network in and around St Bees. We would also ask for a contribution from the developer to upgrade FP 423001 to a surfaced path.

The applicant must be advised that:

- The granting of planning permission would not give the applicant the right to block or obstruct the right of way shown on the attached plan.
- The right of way as shown on the definitive map and statement must be kept open and unaltered for public use until an order made to divert, stop up or to temporarily close it has been confirmed.

**John Duffy,
Countryside Access Officer.**