



From: David Bechelli <David.Bechelli@copeland.gov.uk>
Sent: Wednesday, May 3, 2023 3:31 PM
To: Sarah Papaleo <Sarah.Papaleo@copeland.gov.uk>
Subject: RE: 4/23/2085/0F1 - UNITS 1, 2 & 3 JOE MCBAIN AVENUE, MORESBY PARKS

Hi Sarah,

I have some comments and queries on the Drainage Report:

- The information for surface water disposal follows the drainage hierarchy, so this needn't be included in conditions required in my opinion.
- The surface water calculations use a 40% climate change allowance, when it is now 50% in our region, so this will need to be updated at detailed design stage.
- The report refers to a pond, as did the application, yet one is not showing on the drawings.
- The proposal is to inspect the drainage system as part of the development. This need only be done within the site boundary, as the sewer networks within Whitehaven Commercial park are adopted.

Other than that, no further comments.

Regards



David Bechelli

Flood and Coastal Defence Engineer - Environmental Health & Land Charges
Public Health & Protection | Cumberland Council
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From: Sarah Papaleo <Sarah.Papaleo@copeland.gov.uk>
Sent: 26 April 2023 10:55
To: David Bechelli <David.Bechelli@copeland.gov.uk>
Subject: RE: 4/23/2085/OF1 - UNITS 1, 2 & 3 JOE MCBAIN AVENUE, MORESBY PARKS

Hi David,

I have received some additional information for this application and it is on the website. Can you please review and provide a further response? Many thanks!

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind regards,

Sarah Papaleo MRTPI
Senior Planning Officer
Development Management
Cumberland Council
Tel: 01946 598514

From: David Bechelli <David.Bechelli@copeland.gov.uk>
Sent: Thursday, April 6, 2023 9:42 AM
To: Sarah Papaleo <Sarah.Papaleo@copeland.gov.uk>
Subject: 4/23/2085/OF1 - UNITS 1, 2 & 3 JOE MCBAIN AVENUE, MORESBY PARKS

Hi Sarah,

With regards to the above application, I have some observations about the site itself and the Application:

- Despite being in Flood Zone 1 and at a very low risk of surface water flooding, the site is actually very, wet, with water pouring off it on a frequent basis.
- Any development on this site should consider the natural storage capacity of the land and how water runoff from adjacent higher land will affect the development itself.
- The Application itself states that surface water will be disposed of by means of a pond / lake.

- The Application itself states that foul sewage will be disposed of by mains sewer.
- No details have been provided, but there is a combined sewer running adjacent to the site, so it would be matter of an agreed connection point with United Utilities.
- The sustainability section of the Design and Access Statement states that there will be provision of sustainable drainage systems.
- No further details have been provided about surface water management.

As this is a Full Planning Application, it fails to provide sufficient information sustainable surface water management and therefore I am raising an objection.

Regards

David Bechelli

Flood and Coastal Defence Engineer - Environmental Health & Land Charges

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