

[REDACTED]

From: Christie Burns
Sent: 25 July 2023 08:42
To: Development Control
Subject: FW: 4/23/2053/0F1 - LAND ADJACENT TO 12 KIRKBECK DRIVE, BECKERMET

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Hi all,

Comments to be put online please.

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,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: David Bechelli [REDACTED]
Sent: Monday, July 24, 2023 3:09 PM
To: Christie Burns <[REDACTED]>
Subject: FW: 4/23/2053/0F1 - LAND ADJACENT TO 12 KIRKBECK DRIVE, BECKERMET

Hi Christie,

With regards to the Additional and amended information, I have updated my previous comments in [blue](#) below.

Regards

Dave

David Bechelli

Flood and Coastal Defence Engineer | Flood and Development Management
Place Sustainable Growth and Transport | Cumberland Council



From: David Bechelli

Sent: 17 March 2023 16:32

To: Christie Burns <[REDACTED]>

Subject: 4/23/2053/OF1 - LAND ADJACENT TO 12 KIRKBECK DRIVE, BECKERMET

Hi Christie,

With regards to above application there appears to be missing and unclear information.

From a flood risk to the development perspective, there is only one comment to make:

- The proposed finished floor level provides 940mm of freeboard above the nearest modelled flood point for Kirk Beck for a 100 year flood level with a 70% climate change allowance, which demonstrates that the proposed dwelling has a low flood risk.

However, there a number of other issues and matters of clarification that are needed:

- It has not been demonstrated that the proposed development will not result in a loss of floodplain storage. [To clarify this, the dwelling, although above the modelled flood levels would appear to be built partially within the flood plain.](#)
- There is conflicting information as to surface water disposal, with the application stating a soakaway, a further drawing showing a soakaway, the Flood Risk Assessment stating infiltration is not feasible, calculations mentioning a storage tank, yet a drainage drawing show no storage tank and a discharge to Kirk Beck. [The drawings have been updated to show a storage tank, rather than a manhole. However, as this is within the United Utilities 6m easement, will this be permitted?](#)

As for flood plain storage, it is necessary to show that the proposed dwelling and any earthworks does not intrude into the existing flood plain and if the development does, how the topography can be modified to compensate, so there is no overall loss.

The applicant will need to submit a clear consistent drainage strategy following the drainage hierarchy and all submitted documentation should be consistent to avoid confusion.

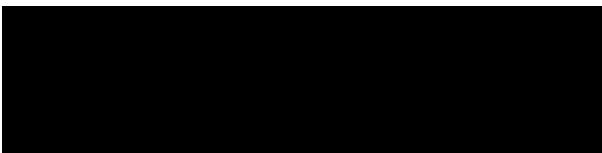
Regards

Dave

David Bechelli

Flood and Coastal Defence Engineer

Environmental Health



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