



From: Christie Burns
Sent: 25 July 2023 08:50
To: Development Control
Subject: FW: 4/23/2148/0F1 - LAND ADJACENT TO 13 GREEN CLOSE, SEASCALE

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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 1:47 PM
To: Christie Burns <[redacted]>
Subject: FW: 4/23/2148/0F1 - LAND ADJACENT TO 13 GREEN CLOSE, SEASCALE

Hi Christie,

With regards to the above proposed development, I have received two updated consultation invites, one stated there is a revised Flood Risk and Drainage Assessment and one for additional and amended information.

As there was no original or revised Flood Risk and Drainage Assessment submitted, I have reviewed the additional and amended information and updated my comments in [blue](#) below.

Regards

Dave

David Bechelli

Flood and Coastal Defence Engineer | Flood and Development Management
Place Sustainable Growth and Transport | Cumberland Council
Parkhouse Building | Baron Way | Carlisle | CA6 4SJ



From: David Bechelli

Sent: 31 May 2023 14:54

To: Christie Burns <[redacted]>

Subject: 4/23/2148/OF1 - LAND ADJACENT TO 13 GREEN CLOSE, SEASCALE

Hi Christie,

I have no objection to the proposed development, but have a couple of comments / queries:

- Before direction surface water into the existing culvert, it needs to be demonstrated that infiltration is not feasible for the site. This can be conditioned, rather than be needed at the application stage. [I had missed that consideration into infiltration is mentioned in the Design and Access Statement, but is as stated something that can be conditioned.](#)
- The surface water proposal is to include a channel drain at the foot of the driveway to intercept surface water running off the driveway onto the highway. This channel drain is piped into the attenuation tank via two manholes. However, it isn't clear from the site levels in the various drawings provided, as to whether this is possible. Can this be checked. [It still isn't clear from the latest drawings that this is feasible, as levels are difficult to read. I suggest that a section through the site, showing the drainage and levels are submitted.](#)
- The existing culverts through site are in a poor condition. Whilst at present this is not resulting in any know problems, there are concerns that undertaking the development, could result in further damage that could lead to problems. The Design and Access Statement only states that as a result of feedback the culvert will be protected and repaired. A little more information on the protection to the culvert and repairs is required. [The updated Design and Access Statement, states that the proposed repairs will be submitted for approval and this can now be conditioned.](#)

Regards

Dave

David Bechelli

Flood and Coastal Defence Engineer - Environmental Health & Land Charges
Public Health & Protection | Cumberland Council
Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD





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