

From: Christie Burns
Sent: 27 July 2023 16:12
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 added 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

T: [REDACTED]

Email: [REDACTED]



From: David Bechelli [REDACTED] >
Sent: Thursday, July 27, 2023 3:38 PM
To: Christie Burns <[REDACTED]>
Subject: RE: 4/23/2053/0F1 - LAND ADJACENT TO 12 KIRKBECK DRIVE, BECKERMET

Hi Christie,

I can confirm I have no further comments to make at this time.

Regards

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

M. [REDACTED]
cumberland.gov.uk



From: Christie Burns <[REDACTED]>
Sent: 27 July 2023 10:16
To: David Bechelli [REDACTED] >
Subject: RE: 4/23/2053/OF1 - LAND ADJACENT TO 12 KIRKBECK DRIVE, BECKERMET

Hi Dave,

I have now received the following response from the agent of this application:

The two points raised really relate to the Environment Agency on point 1, and United Utilities on point 2. I note the EA have now raised no objections, and I presume UU have been reconsulted so I'll await their comments. Regardless, the second issue would be a legal matter and therefore outside of planning anyway would it not?

However, as you will be aware, the previous approval had storage tanks within the easement and the house was previously located further into the flood zone closer to the watercourse, so I'm not sure how either point should necessarily be an issue at this stage?

I would be grateful if you could review and confirm whether you have any further comments to make on the application.

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Kind Regards,

Christie Burns MRTPI

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

T: [REDACTED]

Email: [REDACTED]



From: David Bechelli [REDACTED] >
Sent: Monday, July 24, 2023 3:09 PM

To: Christie Burns [REDACTED]
Subject: FW: 4/23/2053/OF1 - 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

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

M. [REDACTED]
cumberland.gov.uk



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

[Redacted]

David Bechelli
Flood and Coastal Defence Engineer
Environmental Health
Copeland Borough Council

Tel: [Redacted]

Fax: [Redacted]

E-mail: [Redacted]

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