

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 11 January 2024

Your reference: 4/23/2370/0R1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2370/0R1
Site Address: LAND OFF ARLECDON PARKS ROAD, ARLECDON, FRIZINGTON
Proposal: APPLICATION FOR APPROVAL OF RESERVED MATTERS
RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT
& SCALE FOR 7 DWELLINGS FOLLOWING OUTLINE APPROVAL
4/18/2504/001 FOR 9 DWELLINGS INCLUDING DETAILS OF
LAYOUT AND PROPOSED NEW ACCESS

Thank you for your consultation on 14 December 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

Local Highway Authority response:

The layout has the necessary junction visibility splays, footway and clearance strips. The turning head and parking provision is also acceptable and complies with the DDGC, taking into account a garage space provided for each dwelling.

However, the carriageway construction detail is not to the Council's specification (please refer to the Cumberland Council Standard Details) so would not be possible to adopt the road and the highway infrastructure including drainage - i.e gullies, and it also lacks road lighting columns which is required for this site. This element needs to be addressed with the Council's S38 (Adoptions) officer. As it stands, it would not be possible to approve the discharge of Condition 12 which states '*The carriageway and footpaths shall be designed, constructed, drained and lit to a standard suitable for adoption*'

The road lighting specification can be found in the Cumbria Design Guide Appendix 10 document. Cumberland Council intend to upgrade the road lighting on the A5086 in this location and this would need to connect into the lighting for this development. The design for this development should include a 100mm orange twin wall duct to the junction mouth

with the A5086 connected to an access chamber either side of the access road in the footway.

Also, whilst there are channel drains at the end of driveways, these are on the lower side of the road and appear to be designed to prevent highway water flowing into a driveway. There are no similar features on the driveways that fall towards the road to prevent water flowing onto the access road.

I note on Drawing 07 'External Works Plan' it shows the access road, footway and driveways all to be private. As mentioned, this would not be compatible with Condition 12 as it stands. Please advise on the adoption intention of the road.

I note the intention to install a private surface water and foul drains in the A5086 carriageway. The developer will need to appropriate permits for this work. Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Lead Local Flood Authority response:

I note the revised surface water drainage strategy with a discharge to the ordinary watercourse to the east of the site via an existing SW culvert in the highway. This proposed destination is more favourable than the previously proposed discharge to the UU Public Combined Sewer, and thus complies with the NPPF Drainage Destination Hierarchy (having ruled out infiltration).

I also note that the design includes the necessary features and has adopted the appropriate parameters and values for a NSTS compliant design, namely:

- treatment provided by gullies and an attenuation basin with forebay
- using the correct 50% Climate Change and 10% urban creep parameters in the rainfall and run-off calculations
- Adopting a CV value of 1.0 makes this a more robust design
- Restricting the run-off rate from the basin to the greenfield equivalent for the impermeable areas = 2.4 l/s
- bunds and cut-off filter drains to the east and south site boundary to manage surface water migration and flood risk to adjacent properties
- exceedance routes shown that do not endanger existing or proposed properties
- suitable temporary storage to contain the 100-year design storm



**Flood & Development Management
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In summary, the proposed surface water strategy addresses the requirement of the condition and also satisfied the NPPF and NSTS. I can confirm that the LHA and LLFA have no objection to this proposal. (With regards the Foul Water scheme, United Utilities is the governing body and will comment in the foul water proposals)

Please note that the developer will need to engage with Cumberland Council Streetworks to obtain the necessary permits prior to carrying out the work on the highway.

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

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Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management