

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 18 April 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 12 April 2024 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.

Please note that the following comments and recommendations are based on the development roads, drainage and associated infrastructure being private and not a public (adopted) highway (as confirmed by the applicant). Nevertheless, the designs will still have to meet our 'acceptable standards' as a minimum, if not adoptable standards.

### **Condition 4 - Surface Water Drainage**

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

- Channel drains at the end of all the driveways to prevent surface water flowing into driveways
- 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

In summary I have no objection to this Condition being discharged.

### **Condition 5 - Geotechnical and Contaminative risks**

No comment

### **LHA Comments on the revised proposals**

It has been confirmed by the applicant that the access road, footway and associated highway infrastructure will remain private and be managed by the residents through a management company. Having reviewed the details I note that the revisions include:

- Road lighting infrastructure as requested
- Channel drains at the end of all the driveways to prevent surface water flowing into a driveway.

The other revisions to the layout are minor changes to the driveways and parking areas. These will have no material impact on highway condition nor its users.

I am satisfied that the revised proposals are acceptable and I have no objections to these changes.

### **Informative Statements**

The applicant will need to obtain the necessary permits to construct the access onto the A5086. Suitable pavement construction, lighting, drainage and dropped kerb details will need to be submitted as part of this permit.

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.

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<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.

Yours sincerely

**Shamus Giles**

Lead Officer - Flood & Development Management