
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 4 May 2023

Your reference: 4/23/2100/0R1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2100/0R1
Site Address: LAND TO SOUTH OF SOUTHRIGG, NETHERTOWN ROAD, ST BEES
Proposal: RESERVED MATTERS APPLICATION RELATING TO ACCESS, ROAD LAYOUT & DRAINAGE ONLY PURSUANT TO OUTLINE PLANNING APPROVAL 4/21/2368/001 FOR RESIDENTIAL DEVELOPMENT

Thank you for your consultation on 13 April 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 I can confirm that we have no objection in principle to the proposed development. Although we have no objections in principle we would like the following points addressed before a final response is submitted to the LPA.

- Within the Construction Management plan it states,

Pre-construction Road condition established by a detailed survey for accommodation works within the highway's boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense Condition detailed in Reference Document; LAND ADJACENT TO SOUTHRIGG, NETHERTOWN ROAD PRE-CONSTRUCTION SURVEY (used as part of application 4/21/2369/0R1).

Unfortunately I am unable to obtain this document and would like to review before a response is submitted.

- As part of application 4/23/2086/0B1 which is phase 1 of this development site, A construction vehicle routing plan has been requested, We as the LHA would also like to see the same document submitted in support of this application.

- The Proposed Drainage Plan for plots 4 and 5, show 3 road side gullys to be installed which connect to a manhole within the proposed access road, it is assumed from the manhole the surface water will enter the proposed soakaway tank but on the plan this is not shown. For completeness can this be rectified to show the manholes outfall.

In light to the above comments additional details are required from the applicant.
Upon receipt of the amended plans I shall be better placed to provide full response

Yours sincerely

Paul Telford
Development Management Officer