
From: jane donaldson
Sent: 27 March 2025 09:46
To: Development Control
Subject: Ref 4/24/2071/0R1 Plot 5, Nethertown Rd, St Bees

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In St Bees Parish Council's response to the recent consultation to this application, we referred to possible non-compliance of drainage arrangements with building regulations. We have now had sight of a reply from United Utilities which confirms that the surveyed adopted sewer records that were presented in the applications Drainage Strategy Report and its appendices, were in fact incorrect and out of date. The sewer records were updated in 2023 as part of UU's continuing updating programme resultant from the 'transfer of private sewers' legislation in 2011. This fact was not clarified by UU in their consultee response to the Planning Authority. The sewer pipes are now considered to be compliant with current regulations.

The Parish Council continues to have concerns about overflows during heavy rain, particularly as some property owners in the area have experienced these issues in recent years. UU has passed these concerns to their network team and has provided details to enable property owners to report problems in future.

Jane Donaldson

Clerk to St Bees Parish Council