

Christopher Harrison

Subject: FW: Highways and LLFA etc. response to app. ref. 4/21/2554/0R1. Land at Flosch Meadows, Cleator.

From: Sam Greig Planning <[REDACTED]>
Sent: Tuesday, August 1, 2023 10:07 AM
To: 'Christopher Harrison' <Christopher.Harrison@copeland.gov.uk>
Cc: 'Giles, Shamus P' <[REDACTED]>; 'Richard W Mulholland' <[REDACTED]>
Subject: Highways and LLFA etc. response to app. ref. 4/21/2554/0R1. Land at Flosch Meadows, Cleator.

Good morning Chris

I hope all is well.

I refer to your email below from the 7th July attached to which was a copy of the consultation response from the Flood and Development Management Team. I have copied Shamus Giles into this email – Shamus, if you have any queries please feel free to come back to me directly if that is easier than providing a formal response to Chris.

The amended plans/information is included in the following We Transfer link (the link is only valid for 7 days):

[REDACTED]

The consultation response identified that *“Refuse collection points should be located at the entrance to the shared surface / private driveways without turning heads”*. We have provided an updated Site Layout Plan that illustrates a refuse collection point serving Plots 34 and 35 as these are the only plots accessed from a shared private drive without a turning head.

The response also requests *“Carriageway and footway construction details are still required including longitudinal/cross sections”*. These are included. Chris, please note that this information was previously illustrated on Coast Consulting’s Long Section Sheets 1 and 2 (Drawing No. 11-T4 and Drawing No. 12-T2 respectively). The information has been provided on one drawing, i.e. Drawing No. 11-T5, so the previously submitted Drawing No. 12-T2 has been superseded and is no longer required. Coast Consulting has advised that the changes to the Long Sections relate to Roads 2 and 4, which have been undated to achieve the cover levels needed to meet the minimum depths to the soffits on the drainage layout.

Shamus has said that he would welcome a Construction Traffic Management Plan. Conditions 10 and 17 of the Outline Planning Permission include provisions broadly to the effect of a Construction Traffic Management Plan. The Decision Notice relating to the Outline Planning Permission is attached for ease of reference.

Within the We Transfer link is a Construction Traffic Management Plan that exceeds the requirements of Conditions 10 and 17.

Similarly, Shamus has requested a Construction Surface Water Management Plan (CSWMP). This was broadly covered by the latter part of Condition 17, but not as explicitly as requiring a CSWMP. Again, within the We Transfer link is a CSWMP provided by Coast Consulting. It is considered that it satisfies the requirements of Condition 17.

On the basis of the foregoing, it is considered that the requirements of the Flood and Development Management Team have now been met. Hopefully, Shamus will agree.

Chris, via the determination of this Reserved Matters application you were previously intending to discharge any relevant pre-commencement conditions. If this is still your intention, once the Flood and Development Management Team are comfortable with the scheme, I will provide a summary identifying which of the pre-commencement

conditions have been addressed. From a preliminary review it is my perception that information to satisfy Condition 9 (Road Signage) is outstanding although I am not sure what road signage, if any, will be required. Shamus, perhaps you could clarify?

Just as a final point, it has come to our attention that the House Type booklet included House Type B, which was not proposed to be used. An updated House Type Booklet omitting this house type is included in the We Transfer link.

If you or Shamus have any queries please feel free to give me a call.

Thanks alot,

Sam

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