

Oliver Hoban

From: David Bechelli
Sent: 06 July 2023 14:11
To: Heather Morrison
Cc: Development Control
Subject: 4/23/2154/0F1 - 3 LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR

Hi Heather,

Some comments on the above application, as it came in before I ceased looking at applications:

- The application states that the surface water will be disposed of by means of the mains sewer.
- The application has failed to demonstrate that the drainage hierarchy has been followed.
- The application does not state whether there will be an increase in impermeable surface area.
- The application does not state where existing surface water is discharged.

From a flood risk perspective the application is not adequate and I would object to the application in its current form.

In order to provide adequate information the following should be considered:

- The applicant needs to demonstrate that the drainage hierarchy has been followed.
- Realistically, infiltration is unlikely to be an option for the site, but in the first instance this needs to be considered.
- The next best option is discharge to a watercourse and Nor Beck lies to the side of the Leconfield site.
- A new direct connection to Nor Beck would not be feasible in economic terms.
- Whilst this leaves the final option of main sewer, the matter of what type of sewer this is needs to be determined.
- I understand that the Leconfield estate is drained on separate system, but as it isn't clear about this particular site this will need to be determine.
- If the site is already drained on separate systems, with the surface water being correctly drained to the surface water system, then the proposed development needs only to ensure that it does not increase discharge rates.
- If the surface water currently drains to a combined system, then opportunities to remove the surface water from the combined system should be investigated as part of the development.

Regards

Dave

David Bechelli

Flood and Coastal Defence Engineer | Flood and Development Management
Place Sustainable Growth and Transport | Cumberland Council
Parkhouse Building | Baron Way | Carlisle | CA6 4SJ

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