

Christie Burns

From: Michael Podmore [REDACTED]
Sent: 07 July 2023 09:25
To: Christie Burns
Cc: Jamie
Subject: 4/23/2148/0F1 - LAND ADJACENT TO 13 GREEN CLOSE, SEASCALE
Attachments: 5702-02D Proposed Site Plan.pdf; 5702-06D Bungalow Plans & Elevations.pdf; 5702-D-01B D&A Statement.pdf; PastedGraphic-3.tiff

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Hi Christie,

Further to your recent emails, with comments from the various consultees, please find attached a copy of the following:

5702-02D Proposed Site Plan - We have indicated the rear garden fences and specified the height of fences and retaining walls. We have also amended the boundary to a solid line as discussed.

5702-06D Bungalow Plans & Elevations - We have added the heights of garden walls and fences. Regarding your point about a schedule of materials, it is on this drawing.

Response to consultee comments:

Flood and Coastal Engineer

1. We agree to a condition being included about the drainage hierarchy.
2. Regarding the proposed channel drain connection, we have amended drawing 5702-02D Proposed Site Plan so that the final connection is into the lower culvert pipe, which should remove doubts about pipework gradients.
3. Attached is a copy of 5702-D-01B D&A Statement - We have added further detail concerning repairs to the existing culvert.

Flood & Development Management

4. We agree to the proposed conditions 1 to 5.

United Utilities

5. The proposed bungalow lies well outside the easement zone required for the foul sewer.

Parish Council

6. We can find no record of a previous planning application on the council website.
7. There will be no loss of parking for existing residents. The site is accessed from a turning head.
8. The current road is 5.5 metres wide, which should be wide enough for HGV and plant vehicles, according to the Cumbria Road Design Guide.

9. The comments from the Flood & Coastal Engineer, LLFA, and United Utilities should allay any concerns about drainage and flooding.

10. Spoil will be removed from the site by the contractor during construction.

11. Retaining walls will be designed by a structural engineer to maintain the stability of the bank.

We would be grateful if you could include the above in our application, and take the information into consideration during the call-in meeting, to determine if the application needs to be considered by the Planning Committee.

Regards,

Mike

Michael Podmore
Architect
for and on behalf of
Day Cummins Limited - Chartered Architects - Chartered Surveyors - Corporate Members of APS

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