

Explanatory Statement

Proposed foul and surface drainage infrastructure to be implemented in conjunction with Outline and Reserved Matters Applications 4/18/2426/001 and 4/21/2519/0R1 respectively.

This Statement accompanies a Full application for the installation of off-site foul and surface water drainage infrastructure to serve the 22 dwellings approved under Reserved Matters Application 4/21/2519/0R1.

The proposed drainage details were originally submitted to the Local Planning Authority under Discharge of Condition Application 4/24/2246/DOC in order to satisfy Conditions 10 and 16 of the Outline Planning Permission.

The Flood and Development Management Team (FDMT) confirmed in their letter dated 2nd October 2024 that the proposed surface water drainage details were acceptable. A copy of the FDMT's consultation response is appended to this Statement.

The FDMT should note that there is one minor change to the scheme that they previously commented on. Surface water manhole S14 has been omitted, with the surface water drainage system terminating at surface water manhole S13 so that the proposed works are solely in the ownership of the applicant, however, the outfall point remains unchanged. This minor change should not materially affect the FDMT's acceptance of the scheme that it has previously commented on.

Notwithstanding the FDMT's acceptance of the scheme submitted under Application 4/24/2246/DOC, the Local Planning Authority (LPA) has advised that Full planning permission is required for the infrastructure works where it extends beyond the application site boundary. Accordingly, this application has been submitted at the LPA's request.

For completeness and ease of reference, the submitted application includes all of the drawings that relate to the foul and surface water infrastructure for the consented 22 dwellings, i.e. the information submitted under Application 4/24/2246/DOC; however, this application only seeks approval for the off-site works.

It should be noted that the Outline Planning Application did not impose a condition requiring details of the foul drainage system to be approved. Condition 17 of the Outline approval did, however, specify that the foul and surface water drainage infrastructure shall be independent of one another. The submitted information demonstrates that the drainage infrastructure accords with the requirements of Condition 17.

In the context that details of the proposed foul drainage details were not requested under Applications 4/18/2426/001 and 4/21/2519/0R1, it is not appropriate to appraise whether the foul drainage details are acceptable. The foul drainage details are included in this current application solely because part of the foul drainage infrastructure

extends outside the application boundary of the Outline and Reserved Matters Application. For clarity, the foul drainage system is proposed to be adopted by United Utilities.

Prepared by:

Sam Greig
Sam Greig Planning
14th January 2025

Enclosed: Flood and Development Management Team response dated 2nd October 2024.

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 2 October 2024

Your reference: 4/24/2246/DOC

Dear Christopher

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2246/DOC
Site Address: LAND AT NORTH PARK, RHEDA, FRIZINGTON
Proposal: DISCHARGE OF CONDITIONS 4, 7, 8, 9, 10, 11, 12, 13, 15, 16, 18, 19, 20 AND 21 OF PLANNING APPLICATION 4/18/2426/001

Thank you for your consultation on 27 September 2024 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the response document and supporting revised drawings in connection with the above planning reference and our findings are detailed below. Please note this response only deals with the conditions that were considered not to be fully satisfied. The response to the other conditions remains as per my previous response.

Condition 4 - Carriageways, footways etc to adoptable standards

Of the seven observations raised previously, I am satisfied that No's 1, 2, 3, 4, 6 and 7 (lighting) have been addressed in the revised design and as described in the supporting document.

However, an area of unconventional paving mentioned in Point 5 still appear as a circle in the 'square' area. If this is some kind of mosaic layout of small blocks set in tegular paving - this is still a maintenance concern. Please review this area again. The LHA will adopt regular and tegular block paving but not intricate shapes or special block sizes or materials in this kind of site.

I do not consider that this condition has been fully satisfied.

Condition 10 - Highway Surface Water Drainage System

I am satisfied that the concerns and observations previously noted have all been addressed satisfactorily in the revised design.

I have no objection to this condition now being discharged.

Condition 16 - Surface Water Drainage Scheme

I am satisfied that the concerns and observations previously noted have all been addressed satisfactorily in the revised design.

I have no objection to this condition now being discharged.

Condition 18 - Sustainable Drainage Management and Maintenance Plan

I am satisfied that the concerns and observations previously noted have all been addressed satisfactorily in the revised design.

I have no objection to this condition now being discharged.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management