

Hi Mike,

I've looked at the info that you sent and I've got the following comments to make:

- The location of the proposed dwelling is fine, as long as the distance from the existing culvert is the minimum the LLFA would specify.
- As riparian owner it is the applicant's responsibility to rectify the existing defects.
- The main concern I have is that the construction of the property will damage the culvert further and although the defects currently are not causing issues, the effect of the proposed development may cause it to do so, meaning the culvert needs protecting from the construction.
- The surface water disposal will need to demonstrate the drainage hierarchy has been followed.
- Realistically, I would expect that soakaways would not be feasible to a possible combination of poor infiltration, available space and consideration of surrounding properties etc.
- Should the surface water be drained via the existing culvert a new access chamber should be included.

In summary, I think the proposed development can be built, provided that existing culverts are not adversely affected and this should be demonstrated as part of a planning application.

Regards

Dave

David Bechelli

Flood and Coastal Defence Engineer
Environmental Health
Copeland Borough Council

Tel: 01946 593048

Fax: 01946 592525

E-mail: David.Bechelli@copeland.gov.uk

Copeland Borough Council, Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD. Tel: 01946 598300. Fax: 01946 598303.
www.copeland.gov.uk, info@copeland.gov.uk

