
Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 24 August 2023

Your reference: 4/20/2309/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/20/2309/0F1
Site Address: Hensingham House North, Egremont Road, Whitehaven, CA28 8QB
Proposal: CONVERSION OF EXISTING BUILDING CONTAINING FLATS TO FORM FIVE DWELLINGS, MINOR EXTERNAL ALTERATIONS, DEMOLITION OF EXISTING SINGLE STOREY EXTENSION, THE CONSTRUCTION OF A NEW ACCESS AND ASSOCIATED CAR PARKING AREA

Thank you for your consultation on the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

The LHA welcome the Access Arrangement Plan and the Access Features Material Specification submitted in July 2023 in support of this application. The LHA have reviewed the additional information/documents and are content with the design proposed on drawing number DS/TMP/2/ED/23.

Although we as the LHA are content with the new design we would need previous plans not showing the footway on the left hand side of the access from the highway to be updated to the new design, Section 38 and 278 for example.

The LLFA welcome the Drainage strategy and Drainage Layout plan submitted in support of the above application in July 2023.

Following a review of the newly submitted information/documents The LLFA have concerns regarding the Drainage strategy and design. please see points below that need addressed

- Infiltration tests have not been carried out within the red line boundary of this application the LLFA would like new infiltration tests BRE365 or similar to be carried out within the red line boundary to establish if infiltration is an option to drain the access road surface water in line with the Drainage Hierarchy.
- The nearby water course although not within the red line boundary needs further investigation from the applicant as this may benefit the development site in future phases and would be a preferred option if infiltration is unsuccessful within the red line boundary.

- Although it states within the letter from United Utilities that no flooding has occurred on the Development site the combined system within the Hensingham Square area is under extreme strain during heavy rainfall and to add further surface water to this system may cause flooding. The option to connect to the combined sewer would only be considered once every other option within the drainage hierarchy has been fully explored.
- Within the Drainage Layout Plan the red line boundary is different compared to all other plans submitted for this application can this be rectified.

Yours sincerely

Paul Telford
Development Management Officer