

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 3 January 2024

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 12 December 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

I can confirm that the response made to the previous application should still apply.

I attached our previous response hereto.

Date: 14 November 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 31 October 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

I can confirm that we have no objections to the proposal, subject to the following recommended conditions being included in any Notice of Consent which may be issued:

Condition 1:

The development shall not commence until visibility splays providing clear visibility of 60 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety.

Condition 2:

No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street

lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason: In the interests of highway safety

Condition 3:

Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved (before development commences) (before the development is brought into use) and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety.

Condition 4:

Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
 - Cleaning of site entrances and the adjacent public highway;
 - Details of proposed wheel washing facilities;
 - The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
 - Construction vehicle routing;
 - The management of junctions to and crossings of the public highway and other public rights of way/footway;
 - Details of any proposed temporary access points (vehicular / pedestrian)
 - Surface water management details during the construction phase
 - Specific measures to manage and limit the impact on the church, including working hours, any special measures to accommodate pedestrians
- deliveries and movement of equipment on the road network surrounding the site must not take place during church muster times.

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

Yours sincerely

Paul Telford



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Development Management Officer