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Copeland area Planning Department, Cumberland Council

For the attention of Adrian Adams

Date: 25 July 2023
Your reference: 4/21/2187/0F1

Dear Adrian Adams

CONSULTATION ON PLANNING APPLICATION

Appn: 4/21/2187/0F1
Site Address: LAND TO SOUTH OF WHINNAH COTTAGES, LAMPLUGH
Proposal: CHANGE OF USE FROM AN AGRICULTURAL SHED TO A MILK DISTRIBUTION FACILITY AND AGRICULTURAL STORAGE SHED (RETROSPECTIVE)

Thank you for your consultation on 5 July 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.

We as the LHA and LLFA welcome the additional road safety audit (RSA) submitted in support of the above application, following the review of the RSA, the LHA and LLFA are in support of the proposed new access to the development site, option 1 within the RSA. I can confirm that the response made to the previous application should still apply.

I attached our previous response hereto.

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Proposal: CHANGE OF USE FROM AN AGRICULTURAL SHED TO A MILK DISTRIBUTION FACILITY AND AGRICULTURAL STORAGE SHED (RETROSPECTIVE)

Thank you for your consultation on 3 May 2022 regarding the above Planning Application.

Cumbria County 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.

Following recent submissions to the Local planning authority in April 2022 with the proposal of a new access for development application number 4/21/2188/0F1, we as the LHA and LLFA are content with this new approach. 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:

LHA

CONDITION 1:

The development shall not commence until visibility splays providing clear visibility of 215 metres measured 215 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. To support Local Transport Plan Policies: LD7, LD8

CONDITION 2:

The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety. To support Local Transport Plan Policies: LD5, LD7, LD8

CONDITION 3:

The access road shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the change in development is brought into use.

Reason: In the interests of highway safety. To support Local Transport Plan Policies: LD5, LD7, LD8

CONDITION 4:

The gradient of the access drive shall be no steeper than 10% for a distance not less than 5m as measured from the carriageway edge of the adjacent highway.

Reason: In the interests of highway safety. To support Local Transport Plan Policies: LD7, LD8

CONDITION 4:

Before the development is brought into use the existing access to the highway shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved by the Local Planning Authority.

Reason: To minimise highway danger and the avoidance of doubt. To support Local Transport Plan Policies: LD5, LD7, LD8

CONDITION 5:

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:

- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- details of proposed crossings of the highway verge;
- 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

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.

To support Local Transport Plan Policies: WS3, LD4

CONDITION 6:

Any works within or near the Highway must be authorised by Cumbria County Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit (I.E Section 184 Agreement) allowing such works.

Enquires should be made to Cumbria County Councils Street Work's team - streetworks.central@cumbria.gov.uk

Fees: <https://www.cumbria.gov.uk/roads-transport/fees.asp>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

LLFA

CONDITION 7:

Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management. To support Local Transport Plan Policies: LD7, LD8

Yours sincerely

Paul Telford
Development Management Officer