



Flood & Development Management
Parkhouse Building
Carlisle
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cumberland.gov.uk

Copeland area Planning Department, Cumberland Council

For the attention of Cathy Henderson

Date: 13 June 2023

Your reference: 4/22/2294/001

Dear Cathy Henderson

CONSULTATION ON PLANNING APPLICATION

Appn: 4/22/2294/001
Site Address: ROTHERSYKE HOUSE, EGREMONT
**Proposal: OUTLINE APPLICATION FOR THE SITING OF 3 NO HOLIDAY
ACCOMMODATION PODS/UNITS INCLUDING APPROVAL OF
ACCESS, LAYOUT & SCALE WITH ALL OTHER MATTERS
RESERVED**

Thank you for your consultation on 1 June 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.

Local Highway Authority response:

Following our previous correspondence we as the LHA welcome the additional proposed site plan drawing number 2128-01B showing visibility splays of up to 65m to the left which is acceptable due to the road being permanently closed due to river erosion, although we accept the visibility to the left no visibility splay has been drawn to the right within the plan provided. The LHA would welcome this detail at this stage.

Within our previous response we asked how the surface water would be contained within the site (please see below).

Looking at the topography of the land within Rothertsyke house the proposed access road will encourage surface water runoff onto the highway. We as the LHA and LLFA would welcome proposals to stop this happening.

The LHA welcome the perforated pipe to the south of the car park which should catch any surface water running off the car park area. The LHA would also like to see a proposal to eliminate surface water runoff within the hard surface of the access road.



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Lead Local Flood Authority response:

We as the LLFA welcome the Drainage strategy in support of this application, unfortunately the proposal does not meet with the LLFA guidelines at this stage.

The LLFA agree the nearby water course River Ehen is the obvious choice for discharge from the site but as this will be treated foul water and the area being in a ground water source protection zone the treated foul water would not be permitted to discharge in to the ground. The Environment Agency would also have to permit this discharge into the River Ehen before any further discussions can take place regarding this development site.

In light to the above comments additional details are required from the applicant.

Upon receipt of the amended plans I shall be better placed to provide full response, otherwise I will have no other alternative as to recommend refusal.

Yours sincerely

Paul Telford
Development Management Officer