



Flood & Development Management  
Parkhouse Building  
Carlisle  
CA6 4SJ  
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Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 2 August 2023

Your reference: 4/23/2044/0F1

Dear Christie M Burns

### **CONSULTATION ON PLANNING APPLICATION**

**Appn:** 4/23/2044/0F1  
**Site Address:** LAND ADJACENT TO ST THOMAS CROSS ROUNDABOUT,  
EGREMONT  
**Proposal:** ERECTION OF THREE STOREY BUILDING TO FORM SHOP,  
WAREHOUSE AND OFFICES ALONG WITH NEW VEHICLE  
ACCESS, CAR PARKING AND YARD AREAS AND ERECTION OF  
2NO. SINGLE STOREY BUILDINGS AND ASSOCIATED PARKING  
AREAS

Thank you for your consultation on 20 July 2023 regarding the above Planning Application.

### **Lead Local Flood Authority Comments**

I previously recommended a pre-commencement condition for details of the surface water drainage design to be submitted for approval. The submission appeared not to include a surface water exceedance flow diagram for storm events >1:100 yrs as required by the NSTS and our Design Guide (Appendix 7). However, on further inspection I note that the flow control chamber has a built-in high-level overflow which deals with the exceedance flow for storms >1:100 in a controlled and acceptable way. A diagram is therefore not necessary as it is clear that the exceedance flow would discharge into the receiving watercourse and not cause a flood risk to the site.

I am now satisfied that the drainage design meets the requirements of the NPPF and NSTS and that the recommended drainage condition can be removed.

The requirement that the '*works shall be constructed and maintained in accordance with the approved details*' can be secured by compliance with the usual condition referring to the approved drawings and drainage strategy which contains the Maintenance Schedule as well.



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It should be noted that the requirement for the *Construction Surface Water Management Plan* still remains in the *Construction Traffic Management Plan* recommended condition.

Yours sincerely

**Shamus Giles**

Lead Officer - Flood & Development Management