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Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 27 April 2023

Your reference: 4/23/2076/001

Dear Christie M Burns

## **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2076/001**  
**Site Address: LAND OFF DALZELL STREET, MOOR ROW, EGREMONT**  
**Proposal: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR  
UP TO 65 DWELLINGS WITH DETAILS OF PROPOSED ACCESS &  
ALL OTHER MATTERS RESERVED**

Thank you for your consultation on 22 March 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:**

The LHA have reviewed application 4/23/2076/001 and have no objections in principle but would like the following points addressed before a formal response is made.

- The proposed footway from the development site into the village is encouraging pedestrians across the existing Highway bridge which has no footway on either side, the LHA would not accept this proposal as this highlights a safety issue from a Highway point of view. The LHA would welcome a pedestrian and cycle link from the development site connecting to the existing cycle route 72 which then would exit onto the existing footway on Dalzell St.
- Opposite the proposed access frequent surface water flooding appears within the highway boundary. The LHA have been unsuccessful at relieving this issue as the problem is situated within 3rd party land, it is requested that the Highway gully is connected to development site surface water system to solve the ongoing issue.
- The LHA recommend that the first speed cushions heading from Moor Row village towards the development is to be removed and relocated to the southern side of the proposed development access roughly at the speed restriction signs as this would

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encourage speed reduction before the proposed development access. The speed cushion in its current location could also cause noise issues for residents of Dalzell Street.

- A new footway scheme is proposed opposite the development site access which will connect with Westlakes Science Park (Pedestrian Access) and Summergrove, the footway is to promote better pedestrian connectivity. The LHA will be seeking a developer contribution in support of this scheme.

**Lead Local Flood Authority response:**

The LLFA have no objections in principle but would like the following issue addressed before a formal response can be sent.

- Within the drainage strategy it states that the surface water will flow to an attenuation basin to which will be constructed as part of the development, but looking at the plans within the supporting evidence for this application the proposed attenuation basin is not within the redline boundary of this site. can this be rectified on the plans to show that the attenuation basin is within the site boundary.

**Conclusion:**

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,

Yours sincerely

**Paul Telford**  
Development Management Officer