
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 31 July 2023

Your reference: 4/23/2082/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2082/0F1
Site Address: LAND AT NORTH LANE, HAVERIGG
**Proposal: RESIDENTIAL DEVELOPMENT CONSISTING OF 8 DWELLINGS
AND ASSOCIATED INFRASTRUCTURE**

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

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the additional information submitted in support of the above planning reference in July 2023 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:

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.

Condition 2:

Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason:

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

Condition 3:

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

Yours sincerely

Paul Telford
Development Management Officer