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Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 26 September 2023  
Your reference: 4/23/2106/001

Dear Sarah Papaleo

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2106/001**  
**Site Address: SITE OF FORMER GROVE COURT HOTEL, CLEATOR**  
**Proposal: OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL  
DEVELOPMENT WITH DETAILS OF PROPOSED ACCESS AND ALL  
OTHER MATTERS RESERVED**

Thank you for your consultation on 18 April 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the additional documents showing a revised site layout (with a reduction in the number of units) and outline drainage strategy. Our findings are detailed below.

#### Highways Comments

I am satisfied from a highways point of view that since the site is using the existing access there will be no material change to the current arrangement and therefore no objection to the site layout and access proposals. (The existing access will be modified / widened and the boundary walls removed so visibility will be improved accordingly). I note that the access road is to remain private and that there is sufficient parking for each dwelling and also convenient visitor parking.

In the detailed design submission to discharge conditions, the refuse collection arrangements should be made clear.

#### LLFA Comments

I note that with the existing scenario, there is approximately 3,500m<sup>2</sup> of impermeable surface discharging at an uncontrolled rate to the UU combined system. The proposed development includes much more landscaping / permeable surfaces which brings the impermeable areas down to 1,659m<sup>2</sup> or nearly a 50% reduction. I also note and welcome the use of individual plot soakaways (infiltration testing required to prove this is viable)

Therefore I am satisfied that with a drainage scheme designed in accordance with the NSTS including appropriate attenuation with a 50% betterment on the existing discharge

rate will be possible. A further examination of the drainage destination options and ground conditions against the NPPF is included in the recommended conditions.

#### Summary

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:

**The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority 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. 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.*

**Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto the highway 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.*

**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:**

- 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)

*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.*

**Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance shall be submitted to and approved in writing by the Local Planning Authority. (Refer to the CDDG Appendix 7 for list of documents and evidence to be submitted)**

**The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.**

**The drainage scheme submitted for approval shall also be in accordance with the principles set out in the submitted Drainage Strategy**

**The works shall be constructed, maintained and managed in accordance with the approved details.**

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.*

Yours sincerely

**Shamus Giles**

Lead Officer - Flood & Development Management