



Flood & Development Management
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Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 22 May 2023

Your reference: 4/23/2119/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2119/0F1
Site Address: DUNNINGWELL, THE GREEN
Proposal: CHANGE OF USE FROM LARGE COUNTRY HOUSE (C3) TO 11-BED SHORT-STAY SELF-CATERING ACCOMMODATION (SUI GENERIS) AND ASSOCIATED WORKS INCLUDING ALTERATIONS TO ACCESS

Thank you for your consultation on 3 May 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.

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:

The new access as detailed on Drawing No 23A shall be constructed and brought into use before the development is occupied.

Reason:

To ensure that the proposed new access road is constructed within a reasonable timescale, in the interests of highway safety (and general amenity).

To support Local Transport Plan Policies: LD5, LD7, LD8

Condition 2:

Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) 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 thereafter in accordance with the schedule.

Reason:

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

Condition 3:

Prior to any work being carried out on the development the applicant shall prepare and submit to the Local Planning Authority for their approval a Transport form as requested within the pre application for this development site.

Reason:

To aid in the delivery of sustainable transport objectives. To support Local Transport Plan Policies: WS1, LD4

Condition 4:

Prior to any work being carried out on the development an amended Access Plan is required demonstrating parking/turning as set out in the Cumbria Development Design Guide.

Reason:

The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users. To support Local Transport Policies: LD8

Informative:

1 Car parking space per guest bedroom plus 1 car parking space per 3 non resident staff (working at one time).
A distance of 6 metres is required behind each car parking bay to allow safe turning/ manoeuvring.

Yours sincerely

Paul Telford

Development Management Officer