



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: 4/23/2140/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2140/0F1
Site Address: GHYLL FARM, EGREMONT
Proposal: ALTERATIONS TO FORM ENSUITE BATHROOM WITHIN MAIN HOUSE AND REINSTATEMENT OF COTTAGE AS ANNEX, INCLUDING INCREASED HEIGHT OF EXISTING GROUND FLOOR STORE, NEW WINDOW OPENING AND PROPOSED ACCESS RAMP

Thank you for your consultation on 17 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 I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

The Environment Agency (EA) surface water maps indicate that the site is in flood zone 2, but is also very close to an area shown as Flood Zone 3. The planner may wish to consider if they need to contact the Environment Agency regarding a flood risk assessment.

Yours sincerely

June Farquharson
Planning Application Officer