



Flood & Development Management
Parkhouse Building
Carlisle
CA6 4SJ
Telephone 01228 221331
cumberland.gov.uk

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 25 July 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 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 above planning reference and our findings are detailed below.

Local Highway Authority response:

Regarding the revised details submitted, our previous remains unchanged.

Lead Local Flood Authority response:

The Lead Local Flood Authority (LLFA) have records of minor surface water flooding to east of the site and the Environment Agency (EA) surface water maps indicate that the site is in an area of risk, you should consult the Environment Agency regarding flood risk assessment.

This is a minor development which is below the Lead Local Flood Authority (LLFA) threshold for comment. As such the drainage arrangements for this development are to be inspected by Building Control. It should be noted that the surface water discharge rate should not be greater than the existing, and if installing a soakaway we would advise it is not positioned within 5m highway or property.



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It should also be noted that east of the site is culverted section of ordinary watercourse, any connections or work to this would require the appropriate permit in place prior any works.

Prior to any work commencing on the watercourse the applicant should contact the Lead Local Flood Authority on tel: 01228 221331 or email: LFRM.consent@cumberland.gov.uk to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.

Conclusion:

Our response remains unchanged from previous.

Yours sincerely

Joanne Ghorst
Development Management Officer