



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: 15 June 2023

Your reference: 4/23/2148/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2148/0F1
Site Address: LAND ADJACENT TO 13 GREEN CLOSE, SEASCALE
Proposal: CONSTRUCTION OF A SPLIT LEVEL BUNGALOW WITH ASSOCIATED INFRASTRUCTURE, PARKING AND LANDSCAPING

Thank you for your consultation on 25 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:

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;
- 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

Condition 2:

Full details of the surface water drainage system (incorporating SUDs features including runoff rates 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:

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 4:

The development shall not commence until visibility splays providing clear visibility have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason:

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



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

Condition 5:

Before the development becomes occupied, the damaged sections of culvert within the red line boundary of this development site must be repaired to a satisfactory standard in accordance with details submitted and approved in writing by the LPA. A CCTV survey is to be carried out to ensure that damage to the culvert has been repaired and further damage has not occurred during construction.

Reason :

To ensure the provision of a satisfactory drainage scheme.

Informative :

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@cumbria.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.

Yours sincerely

Paul Telford
Development Management Officer