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Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 11 June 2024

Your reference: 4/23/2164/PIP

Dear Christopher Harrison

## **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2164/PIP**  
**Site Address: LAND TO THE REAR OF 108 VICTORIA ROAD, WHITEHAVEN**  
**Proposal: A TECHNICAL DETAILS CONSENT (TDC) APPLICATION FOR THREE DWELLINGS PURSUANT TO A PLANNING-IN-PRINCIPLE PERMISSION GRANTED ON APPEAL ON 9TH JULY 2020 UNDER REFERENCE APP/Z0923/W/20/3246227 (COPELAND BOROUGH COUNCIL REFERENCE 4/19/2246/PIP). THIS TDC APPLICATION SEEKS TO PROVIDE THE NECESSARY TECHNICAL DETAILS TO SUPPORT DEVELOPMENT OF THE SCHEME.**

Thank you for your consultation on 6 June 2024 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. The comments relate to my observations made in my previous response.

### **Local Highway Authority response:**

1. The road layout and construction details provided are considered acceptable to the LHA. However, please note that the access road cannot be adopted and must remain private.
2. I note that the lower geo-cellular attenuation tank is sited beneath the carriageway which means that access for maintenance could be a problem with blocking the road. Vehicles may end up queuing out onto the public highway. Whilst this is not an ideal scenario, it is apparent that there is no other option. Any resultant impact on the Highway is not considered to be significant however.
3. Swept-path diagrams show that the turning head can accommodate refuse vehicles as required.
4. The necessary visibility splays (43 x 2.4m) are secured by slightly altering the boundary to the east of the access road.

**Lead Local Flood Authority response:**

- I note that the NPPF drainage hierarchy has been followed and the conclusion is that the only realistic drainage discharge destination is the combined sewer. Whilst not ideal, the development does include attenuation and flow control to minimise the impact downstream.
- I note the inclusion of a cut-off filter drain to the rear of the site against the cutting face (Dwg. 23-191-DWG001 Rev.D) This should satisfactorily deal with the off-site run-off and prevent flooding of the site.
- The design includes the necessary attenuation and flow control to comply with the NSTS criteria. This should ensure that flood risk to the site and downstream is not increased.

**Conclusion:**

The residual matters have been satisfactorily addressed. The LHA and LLFA have no objection to the proposal.

**Highways Informative Statement**

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Yours sincerely

**Shamus Giles**

Lead Officer - Flood & Development Management