



Flood & Development Management
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Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 7 July 2023

Your reference: 4/23/2172/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2172/0F1
Site Address: LAND AT HOWBANK FARM & FORMER ORGILL INFANTS SCHOOL SITE, EGREMONT
Proposal: ACCESS ROAD FOR A RESIDENTIAL DEVELOPMENT (PLANNING APPLICATION 4/20/2432/0F1 LAND AT HOWBANK FARM AND FORMER ORGILL INFANT SCHOOL EGREMONT)

Thank you for your consultation on 27 June 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 have reviewed the proposed junction / access and note that it is to an acceptable layout to comply with the CDDG. The design includes the necessary footway crossing, road markings and visibility splays. However, there are outstanding detail such as lighting column provision, carriageway drainage that still needs to be submitted for approval - this can be done through discharge of conditions.

This response of 'no-objection' by the LHA does not constitute an approval of the S278 / adoption status. A separate and payable application needs to be made for a S278 technical approval to be Local Highways Adoption Team where the technical specification, materials and other details will be considered.

At this stage however, the Highway Authority would not wish to raise an objection to the above application subject to the following:

No development shall take place until such time as the following have been completed to the satisfaction of the Highway Authority:

1) *Obligations –*

The applicant to enter into a suitably worded S278 legal agreement to design and deliver the junction improvement as shown on Drawing No. TC / L9594 / 23 / 250

Suggested Conditions

The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety.

No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason: In the interests of highway safety

Advisory Statement

Any works within or near the Highway must be authorised by Cumbria County 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 (I.E Section 184 Agreement) allowing such works. Enquires should be made to Cumbria County Councils Street Work's team - streetworks.central@cumbria.gov.uk

Fees: <https://www.cumbria.gov.uk/roads-transport/fees.asp>

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