



Flood & Development Management
Parkhouse Building
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Copeland area Planning Department, Cumberland Council

For the attention of Cathy Henderson

Date: 1 August 2023

Your reference: 4/23/2187/0F1

Dear Cathy Henderson

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2187/0F1
Site Address: KELLS LIBRARY, HIGH ROAD, WHITEHAVEN
Proposal: CHANGE OF USE FROM PUBLIC LIBRARY (CLASS F1) TO CHILDRENS NURSERY (CLASS E) & ASSOCIATED WORKS INCLUDING REPLACEMENT OF WINDOWS WITH PVC; MINOR ALTERATIONS TO REPLACE ONE WINDOW ON FRONT ELEVATION WITH A DOOR TO ACCESS PLAY AREA & CREATION OF A SMALL OUTDOOR PLAY AREA WITH SECURE WALL

Thank you for your consultation on 19 July 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) has reviewed the above planning reference and our findings are detailed below.

Due to the nature of the proposal we fully support it in principal, but have some reservations over potential traffic impact on High Road in the vicinity of the site. High Road has KEEP CLEAR lengths for the schools, central refuges and traffic calming build-outs. There will be lots of pedestrian movement (and possibly cycle and scooter use) in the area and my concern is any increase in cars parking or waiting on the road outside the nursery would cause increased congestion and conflict with road safety implications.

I suspect most parents and children will walk to the site but there is no explanation of the parking, dropping-off / picking-up or access / walking route arrangements. I note the existing nursery is close by in the grounds of St Mary's Catholic Primary School and there is parking on that site.

Please explain the expected use by car drivers for drop-off and pick-up, visitor numbers the proposed staff parking and servicing arrangements for food, waste and other deliveries. A minimum of 2 spaces is required to cater for staff and visitors (provided at the front) which leaves none for other use on the road outside the site to prevent inconsiderate parking which could impact on childrens' safety.



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To mitigate the increased crossing activity , and hence pedestrian risk, on High Road in the vicinity where there is already congestion and a lot of conflict at school muster times, the LHA recommend that the applicant provide a new formal pedestrian crossing south of the site. This would most likely take the form of a zebra crossing and would be accompanied by associated zig-zag markings. We would suggest that the crossing is delivered through a S278 agreement with the Highway Authority and should be operational prior to opening of the nursery.

I also note the proposal to build a wall along the frontage. This should be no more than 1.0 m high to ensure visibility onto the footway is not adversely impacted at the exit.

We welcome further discussion with the applicant on the above queries.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management