
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 17 July 2024

Your reference: 4/23/2191/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2191/0F1
Site Address: LAND ADJACENT TO 21 SCURGILL TERRACE, EGREMONT
Proposal: PROPOSED ERECTION OF A NEW DWELLING & DETACHED GARAGE

Thank you for your consultation on the additional information for the above Planning Application.

I can confirm that our previous response still apply.

We can also confirm that we note the comments from the EA and UU and can confirm that from a LHA point of view we would have no objection to this application . We would however suggest that the following conditions are included in any consent you might grant -

The development shall not commence until visibility splays providing clear visibility as shown on drawing no 5A , submitted with this application, 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 grown 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.

The gradient of the access drive shall be no steeper than 1:20 for a distance not less than 5m as measured from the carriageway edge of the adjacent highway.

Reason: In the interests of highway safety.

Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway 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 operational thereafter.

Reason: In the interests of highway safety and environmental management.

The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users.

Yours sincerely

June Farquharson
Assistant Development Management Officer