

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 29 November 2023  
Your reference: 4/23/2240/0F1

Dear Sarah Papaleo

### CONSULTATION ON PLANNING APPLICATION

**Appn: 4/23/2240/0F1**  
**Site Address: LAND AT SNECKYEAT INDUSTRIAL ESTATE, HENSINGHAM, WHITEHAVEN**  
**Proposal: ERECTION OF ONE BUSINESS/INDUSTRIAL BUILDING TO PROVIDE 3 SELF-CONTAINED UNITS (USE CLASSES B2, B8 AND CLASSES E(G)(I), E(G)(II) AND E(G)(III) ), CAR PARKING, ACCESS AND ASSOCIATED WORKS**

Thank you for your consultation on 16 November 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.

Please see below points raised and previous response.

- To promote safe walking and cycling within the development site the LHA would like to see a continuous footway around the car parks 1-6 outside unit 1. the LHA would like the cycle store to better located away from the footway to eliminate obstruction to all footway users.

***The above point has been addressed in the information submitted to the Local planning authority (LPA) in October 2023***

- The proposed footway within the access to unit 3/4 shows 4 no cycle hoops to be installed, these cycle hoops need to be installed in an area away from the footway to eliminate obstruction within the footway boundary, this will allow safe passage for all footway users.

***The above point has been addressed in the information submitted to the Local planning authority (LPA) in October 2023***

- All footways within the development site need to be at least 2 metres in width.

***The above point has not been addressed within the information submitted to the LPA in October 2023 and the footways within the development site are to remain as proposed at 1.5 metres.***

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***The LHA would not recommend refusal on this matter as the footways will remain private and the foot flow traffic will be low, but would recommend that the LPA encourage the applicant to increase the footway width to a minimum of 1.8 metres which will mirror the surrounding footways within the industrial estate.***

- Within the proposed site plan no detail has been submitted regarding refuse collection points/storage for each unit proposed, the LHA would welcome this detail at this stage of the application.

***The above point has been addressed in the information submitted to the Local planning authority (LPA) in October 2023***

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 :**

No Units shall be occupied until the estate road including footways and cycleways to serve such Units has been constructed in all respects 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.

**Condition 2 :**

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:

- 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;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)



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- 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.

Yours sincerely

**Paul Telford**  
Development Management Officer