

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 20 March 2024
Your reference: 4/23/2246/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2246/0F1
Site Address: NATIONAL WESTMINSTER BANK LTD, 5 ST GEORGES ROAD, MILLOM
Proposal: CHANGE OF USE OF PROPERTY FROM FORMER COMMERCIAL (BANK) & RESIDENTIAL USE TO PROPOSED MILLOM ARTS & ENTERPRISE CENTRE INCLUDING DEMOLITION OF EXISTING OUTRIGGER EXTENSIONS & BANK VAULT, REFURBISHMENT & LANDSCAPING AND PROPOSED EXTENSION TO ACCOMMODATE A GROUND FLOOR CAFE

Thank you for your consultation on 4 March 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 additional details submitted to the Local Planning Authority (LPA) in February 2024 and our findings are detailed below.

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 :

Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) 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 thereafter in accordance with the schedule.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

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:

- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
 - details of proposed crossings of the highway verge;
 - 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)
 - surface water management details during the construction phase
 - specific measures to manage and limit the impact on the town centre, including working hours, any special measures to accommodate pedestrians
- deliveries and movement of equipment on the road network surrounding the site must not take place during peak muster times in the interests of road safety

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