



Copeland area Planning Department, Cumberland Council

For the attention of Chloe Unsworth

Date: 3 October 2023

Your reference: 4/23/2251/0F1

Dear Chloe Unsworth

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2251/0F1
Site Address: PLOT 5B, WESTLAKES SCIENCE PARK, INGWELL DRIVE, MOOR ROW
Proposal: CREATE HARDSTANDING FOR PLACEMENT OF THREE SHIPPING CONTAINERS FOR TEMPORARY USE AS SITE COMPOUND STORAGE BLOCK, SITE OFFICE BLOCK AND SITE AMENITY SKILLS TRAINING BLOCK INCLUDING CAR PARKING, SECURITY FENCE & ASSOCIATED SERVICES

Thank you for your consultation on 13 September 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 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:

Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety.

Condition 2:

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 3:

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)
- surface water management details during the construction phase

Yours sincerely

Paul Telford
Development Management Officer