

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 10 January 2024

Your reference: 4/23/2287/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2287/0F1
Site Address: ROYAL OAK, BECKERMET
**Proposal: ALTERATION AND CONVERSION OF THE ROYAL OAK PUBLIC
HOUSE AND HOTEL TO FORM 2No. DWELLING HOUSES**

Thank you for your consultation on the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

LLFA

We have noted that the majority of the site is in flood zone 1 including the buildings proposed as stated in the Planning Heritage Statement amended 0.

I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

Highway

The local highway authority have no objections to the proposed development subject to the following conditions being included in any notice of consent you may grant.

Condition: The use shall not be commenced until the access and parking requirements have been constructed in accordance with the approved plan Doc - Proposed Plan Ground Floor v3 amended. Any such access and parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of Parking provision when the development is brought into use.

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

Reason: In the interests of highway safety.

Condition: 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.

Yours sincerely

Natalie Robinson
Planning Application Officer