

Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 1 November 2023

Your reference: 4/23/2292/0F1

Dear Planning Officer

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2292/0F1**  
**Site Address: FIELD ADJACENT TO CHURCH STREET, CLEATOR**  
**Proposal: ERECTION OF A DWELLING & DETACHED GARAGE/WORKSHOP**

Thank you for your consultation on the above Planning Application.

As this site is private, you should ensure adequate visibility is in place for the access, the access channel needs to extend to cover the entire frontage of the driveway, as presented it only covers half of the access.

Surface water drainage is proposed to connect into the existing surface water sewer onsite, a permeable surface is also proposed and these elements can be managed through building control.

Our recommendation is to apply standing advice as per the service level agreement.

As this falls under our Service Level Agreement (SLA) with your Council, this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

The highway and drainage implications of this application would therefore have to be decided by the Local Planning Authority.

If you have a particular aspect of this application you wish us to consider, please feel free to contact me direct.

Yours sincerely

**Natalie Robinson**  
Planning Application Officer