
Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 3 November 2023

Your reference: 4/23/2308/OF1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2308/OF1
Site Address: LAND AT SQUIRREL COTTAGE, ROWRAH
Proposal: CHANGE OF USE OF LAND FOR THE SITING OF A LODGE FOR AN AGRICULTURAL WORKER

Thank you for your consultation on 31 October 2023 regarding the above Planning Application.

As the development is using an existing access from the public highway onto the applicants land. There are no concerns from a highway perspective.

LLFA

It is noted that there is an existing package treatment already on site. Should there be a need to upgrade the pipe work to the watercourse to accommodate the new development, then consent will be required from the LLFA.

This also applies to any new outfall for surface water drainage should it be required, in line with the drainage hierarchy.

The applicant will need to ensure that they meet the general binding rules for discharge to the water course.

Informative- Prior to any work commencing on the watercourse the applicant should contact the Lead Local Flood Authority on tel: 01228 221331 or email: LFRM.consent@cumbria.gov.uk to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.

With the above in mind the LHA and LLFA have no objections to the development, as this is a single dwelling the remaining aspects of the development can be covered under our



**Flood & Development Management
Parkhouse Building
Carlisle
CA6 4SJ**

cumberland.gov.uk

Service Level Agreement (SLA) The remaining highway and drainage implications of this application would therefore be decided by the Local Planning Authority.

Yours sincerely

Natalie Robinson
Planning Application Officer