

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 19 February 2024

Your reference: 4/23/2314/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2314/0F1
Site Address: LAND AT PRESTON STREET, PRESTON STREET, WHITEHAVEN
Proposal: ERECTION OF A DISCOUNT FOOD STORE WITH ASSOCIATED ACCESS, PARKING, HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS

Thank you for your consultation on 9 February 2024 regarding the above Planning Application.

Cumberland Council as the Lead Local Flood Authority (LLFA) has reviewed the revised Drainage Assessment and FRA (dated 13/12/23) in connection with the above planning reference and our findings are detailed below.

Lead Local Flood Authority response:

The Surface Water Drainage Strategy has been amended to include the requested information, i.e. Climate Change amended to 50% and details of the exceedance route. The strategy also includes a suitable maintenance schedule. I can confirm that the LLFA has no objection to the proposal but suggest that the following conditions are included in any consent granted.

The approved surface water drainage scheme shall be constructed, maintained and managed in accordance with the approved details set out in the Flood Risk Assessment & Drainage Statement dated 13.12.23 proposing surface water discharging to Pow Beck.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

No development shall commence until a construction surface water management plan has been agreed in writing with the local planning authority.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems.

Informative Statement

Prior to any work commencing on the watercourse the applicant should contact the Environment Agency to secure the necessary permit / consent for connection to the Main River Pow Beck.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management