

Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 27 November 2023

Your reference: 4/23/2319/0F1

Dear Planning Officer

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2319/0F1
Site Address: 4 DRYDEN WAY, EGREMONT
Proposal: CHANGE OF USE TO RESIDENTIAL PROPERTY

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:

There is no objection from a highways perspective, however as LLFA we would ask for further information for the following:

Flood Risk Assessment.

Whilst we are content with the conclusion that the change from commercial to residential will have minimal impact on the surrounding flood risk, the applicant has failed to consider flood risk and its impact on the property itself, now changing from potentially a "less vulnerable" class to "more vulnerable"

The applicant needs to consider the Standing Advice for vulnerable developments in flood zone 2 & 3 regarding floor levels, extra flood resistance and resilience measures, access and escape and surface water management.

Upon receipt of the above information I will be better placed to provide further response.

Yours sincerely

Natalie Robinson
Planning Application Officer