

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 22 December 2023

Your reference: 4/23/2331/0F1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2331/0F1
Site Address: OLD PROSPECT WORKS, MAIN STREET, DISTINGTON
Proposal: CHANGE OF USE OF BUILDING FROM CLASS F1 (OFFICE, EDUCATION, WORKSHOP) TO CLASS E (D) (INDOOR SPORT, RECREATION, FITNESS)

Thank you for your consultation on 18th December 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

The LHA and LLFA welcome the additional information submitted to the Local Planning Authority (LPA) to which the point below have been addressed.

- The LHA would welcome a detailed plan including all car parking spaces proposed within the red line boundary of this site, as within the application it states that the development will include 15 number car parking spaces and 1 number disabled car park, but detailed plans submitted only show the additional car parks post demolition.
The above point has been addressed
- As the proposed development is for indoor sports, recreation and fitness the LHA would welcome bicycle storage included within the development.
The above point has been addressed
- No detail has been submitted regarding surface water drainage the LLFA would welcome a detailed plan how surface water will be dealt with within the development site.
The above point has been addressed

Although the points above have been addressed it has highlighted further points that need addressed.

- The car parking bays to the side of the development are within the red line boundary but the access to these parking bays is not, what are the arrangements for the existing access ?
- 16 car parking spaces is within the required standard for the ground floor area but no detail has submitted regarding the first floor space and what it will used for, if this area is used for increase in office space or recreational activities there may be a need for additional parking spaces.

In light to the above comments additional details are required from the applicant.
Upon receipt of the amended plans I shall be better placed to provide full response.

Yours sincerely

Paul Telford
Development Management Officer