

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 18 January 2024  
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 4 January 2024 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.

Upon receipt of the additional details requested in our previous response, I can confirm that we have no objections to the proposal, subject to the following recommended conditions being included in any Notice of Consent which may be issued:

#### **Condition 1:**

The use shall not be commenced until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use.

#### **Condition 2 :**

Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- surface water management details during the construction phase

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

**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](mailto: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.

Yours sincerely

**Paul Telford**  
Development Management Officer