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Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 8 January 2024

Your reference: 4/23/2372/0F1

Dear Planning Officer

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2372/0F1**  
**Site Address: 4 CROFTLANDS, BIGRIGG**  
**Proposal: DEMOLITION OF EXISTING TIMBER SHED AND ERECTION OF  
SINGLE STOREY DETACHED GARAGE AND PROPOSED VEHICLE  
ACCESS OFF SPRINGFIELD ROAD, BIGRIGG**

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:

Further Information is required for the following:

#### Visibility Splays

As presented on Proposed Access & Visibility Splays DRG 004 - The visibility splay to the East is crossing over the centre line of the carriageway which is not acceptable and the visibility splay from the West is stepped out from the kerb side by 1.5m.

The applicant needs to re-submit a scaled plan showing the visibility splays, which in this area are 60m x 2.4m measured to the nearside kerb in both directions. And can only step out from the road edge by 0.5m.

#### Surface Water

The applicant needs to incorporate kerbs at the top of the driveway where it meets the highway to ensure that surface water from the highway doesn't run down the driveway and cause any flooding issues within the garage. This should be detailed on the plans.

Upon receipt of the above information I will be able to provide a further response.



**Flood & Development Management  
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**cumberland.gov.uk**

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Yours sincerely

**Natalie Robinson**  
Planning Application Officer