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Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 11 January 2024

Your reference: 4/23/2385/0F1

Dear Planning Officer

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2385/0F1**  
**Site Address: BECK GREEN NURSERY, CROSS SIDE, EGREMONT**  
**Proposal: USE OF FORMER NURSERY AS CHARITY GROWING SITE WITH  
THE DEMOLITION OF A BUILDING AND THE ERECTION OF A NEW  
MODULAR CLASSROOM**

Thank you for your consultation on 21 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 I can confirm that we have no objection in principle to the proposed development, Before a final response can be submitted the LHA and LLFA would like the following points addressed.

It states within the design access statement that Car Parking will be

1. Limited Number of Vehicles: On-site parking is anticipated for approximately five cars and one minibus. This allocation will suffice for the operational needs of the site.
2. Existing Car Parking Area: The designated parking area for these vehicles will be located near the front gate. This arrangement ensures that vehicles are conveniently accessible while minimizing their impact on the site's operations.
3. No Vehicular Movement During Operations: It's important to note that there will be no vehicular movement within the site during its operational hours. This approach prioritizes safety and minimizes disruptions.

- **The LHA would welcome a detailed plan showing the location of the proposed car parking and how safe manoeuvres can be achieved.**
- **The LHA would also like to see cycle storage including in this development site to encourage active travel to and from the site**
- **Although the applicant has provided foul and surface water drainage plans for the surrounding area of the development site, The LLFA would welcome detailed plans showing how the surface water from the proposed new classroom building will drain to existing systems.**

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