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Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 6 March 2024

Your reference: 4/23/2393/DOC

Dear Sarah Papaleo

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2393/DOC**  
**Site Address: LAND OFF ARLECDON PARKS ROAD, ARLECDON, FRIZINGTON**  
**Proposal: DISCHARGE OF CONDITIONS 4, 5, 9 and 12 OF PLANNING APPLICATION 4/18/2504/001**

Thank you for your consultation on 29 February 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.

#### **Condition 4 - Foul and Surface Water Scheme**

As per my response of 10 Jan 2014, I can confirm that the LHA and LLFA have no objection to this condition being discharged as I am satisfied the design meets the requirements of this condition. (With regards the Foul Water scheme, United Utilities is the governing body and will comment in the foul water proposals)

Please note that the developer will need to engage with Cumberland Council Streetworks to obtain the necessary permits prior to carrying out the work on the highway.

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

With regards the Foul Water scheme, United Utilities is the governing body and will comment in the foul water proposals.

**Condition 5 - Land Contamination Proposals**

As per my response of 10 Jan 2014 - No comment

**Condition 9 - Invasive Species Management Plan**

As per my response of 10 Jan 2014 - No comment

**Condition 12 - The carriageway and footpaths shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.**

The carriageway and footway construction details and highway & driveway drainage are now acceptable to the LHA in accordance with the requirements of this condition (i.e. to adoptable standards)

However, the road lighting design is not to CCDG Adoptable Standards (it is however satisfactory for a private road). I appreciate the technical response from the applicant stating that the intention is to keep the road private and hence lighting system private, but in that case this Condition as currently worded cannot be satisfied.

**I cannot recommend that this Condition be discharged in its entirety. Either the lighting design should be to a 'standard suitable for adoption', or the condition varied to state that the designs should be to 'the satisfaction of the LHA'**

Yours sincerely

**Shamus Giles**

Lead Officer - Flood & Development Management