
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 17 June 2024

Your reference: 4/23/2394/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2394/0F1
Site Address: LAND AT NETHERTOWN ROAD, ST BEES
Proposal: CHANGE OF USE OF LAND FOR SITING OF 5 HOLIDAY PODS INCLUDING PLAY AREA (TO INCLUDE PLAYHOUSE, DOUBLE LOG FRAMED SWING, INCLUSIVE ROUNDABOUT, CONGO CLIMBING FRAME); LANDSCAPING, SOLAR PANELS, PLUNGE POOL, PARKING AREA, PROPOSED PAVING/DECKING

Thank you for your consultation on 23 May 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 additional traffic data documents submitted to the LPA in May 2024, the LHA accept that there will be an increase in traffic movements on Nethertown Road due to this application but the LHA are content that these traffic movements will not have a material effect on the existing highway network.

The LHA and LLFA have no objection in principle to the proposed development but would like the following points addressed before a final response can be submitted.

- The LHA would like the access road for the development site to be increased to 3.7m in width to allow safe passage of emergency vehicles, the LHA welcome the inclusion of passing places within the site which should remain in situ even though the access width is increased. The LHA would welcome a new detailed plan showing the changes listed above at this stage.
- The LHA would welcome a Construction Traffic Management Plan (CTMP) for this development site which should include the following detail:
 - pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;

- 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
- verge protection on narrow roads

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.

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