

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 16 May 2024

Your reference: 4/24/2050/0R1

Dear Christie M Burns

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/24/2050/0R1**  
**Site Address: LAND AT SCALEGILL ROAD, MOOR ROW**  
**Proposal: APPLICATION FOR RESERVED MATTERS RELATING TO APPEARANCE, LANDSCAPING, LAYOUT & SCALE PURSUANT TO OUTLINE APPLICATION 4/21/2360/0O1 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH DETAILS OF PROPOSED ACCESS JUNCTION & ALL OTHER MATTERS RESERVED**

Thank you for your consultation on 3 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 I can confirm that we have no objection in principle to the amended plans for the proposed development and welcome the additional link to the public right of way which has been designed into the proposed site plans, although this addition is welcomed the following points need addressed before a final response can be issued.

- Within the new proposed site plan ( drawing number 1375/01 Rev J) 2 number visitor parking spaces have been removed from the original design, one has been placed within the right hand lane heading North and the other is in the centre of the sites main carriageway, I assume this is a mistake/missprint but will need rectified. Although it states within the Cumbria Development Design Guide (CDDG) that a visitor parking space is required for every 5th unit built, The LHA would recommend 4 visitor parking spaces not three for this site as this would allow motorists more chance to park safely and not block footways within the development site.
- Within both amended foul and surface water drainage plans (Drawing numbers 20 Rev A and 21 Rev A) it shows from manhole S06 until Manhole S13 that the pipe size has increased to to 300mm but shows three separate surface water pipes are these 3 number 100mm pipes ? as after Manhole S13 it reverts back 1 single pipe although remaining at 300mm diameter. The LLFA would like confirmation of the proposed.



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

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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