

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 20 February 2024

Your reference: 4/24/2051/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2051/0F1
Site Address: LAND ADJACENT TO STONEYCROFT, SEA MILL LANE, ST BEES
Proposal: ERECTION OF A NEW DWELLING AND ASSOCIATED EXTERNAL WORKS (RESUBMISSION)

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:

Highway

The layout details shown on the submitted plan are considered satisfactory from a highway perspective. I can therefore confirm that the Local Highway Authority has no objection to the proposed development.

However, a PROW public footpath number 423012 runs through the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

Reason: To support Local Transport Plan Policy W1, W2.

LLFA

It is noted that retaining walls are proposed due to the land levels behind the proposed development meaning it will sit below the existing field levels. We advise that there is consideration for sufficient drainage around the rear of the boundary of the development area to prevent surface water running off the land and effecting the property.

Yours sincerely

Natalie Robinson
Planning Application Officer