

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 25 April 2024

Your reference: 4/24/2094/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2094/0F1
Site Address: LAND TO THE SOUTH OF HOLLY MEWS, ABBEY ROAD, ST BEES
**Proposal: ERECTION OF 5 DETACHED DWELLINGS WITH ASSOCIATED
INFRASTRUCTURE, ACCESS, LANDSCAPING AND CAR PARKING**

Thank you for your consultation on 27 March 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.

Highway Comments

Parking within the the development is sufficient but 5 metres for side-by-side parking is tight. We recommend 6 metres for two cars side-by-side.

The proposed turning head is acceptable for cars and refuse vehicle as this will allow vehicles to enter and exit in a forward gear.

The development design allows refuse to be collected from individual properties to which the LHA are content with.

Traffic Impact

The trip generation from 5 dwellings would be negligible and with Abbey Road already having traffic calming features, the LHA are content that no additional mitigation measures are required as part of this development.

However, the proposed development site would benefit from a pedestrian link to the existing public right of way (Dandy Walk) as there is no continuous footway on Abbey Road and thus would provide an alternative traffic-free route avoiding Abbey Road for trips to essential services and facilities and leisure routes for the residents but also the wider local community.

The Council will be looking for a developer contribution to upgrade Dandy Walk under a section 106 agreement.

LLFA Comments

I note from the application form that it is intended to discharge surface water to the public sewer. This is the last resort in the NPPF Hierarchy of drainage destination options. It should be noted that a public surface water sewer runs adjacent to the site and it may be possible to connect surface water into this asset. The applicant should explore more favourable discharge destinations including infiltration in their detailed drainage submission with evidence of why they have been ruled out.

Summary

I can confirm that we have no objections to the proposal, subject to the following recommended conditions and obligations being included in any Notice of Consent which may be issued:

LHA

Condition 1

Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

Condition 2

Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- 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
 - specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians
- [Note: deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety]
- Verge protection on narrow roads if necessary

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.

Condition 4

A footway or footpath link shall be provided that links continuously and conveniently from Abbey Road through the development and onto the Dandy Walk (Public Footpath 423001 which runs adjacent to the southern boundary of the site). The path through the development site shall be 2m wide and have a bound surface. Details are to be submitted for approval to the Council prior to work commencing on the development. Once completed the footway should be retained in accordance with the approved details and shall remain open for the use to the public for its intended use for the lifetime of the development.

Condition 5

No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason: In the interests of highway safety

LLFA

Condition 6

Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Surface water must not

discharge to the public sewer without agreement from the Local Highway Authority. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management.

S106 Obligations

The LHA would not wish to raise an objection to the above application subject to the following:

1) The applicant is to enter into a suitably worded legal agreement with the Council for a financial contribution of £20k towards the upgrading of the 'Dandy Walk' (Footpath 423001) for the widening and surfacing improvement with an aggregate surface over its entire length from Station Road to the B5345. Details are to be submitted for approval to the Council prior to work commencing on the development. payment to be made prior to occupation.

Yours sincerely

June Farquharson

Assistant Development Management Officer