

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 23 December 2024
Your reference: 4/24/2094/OF1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2094/OF1
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 4 December 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 information submitted to the LPA in December regarding Dandy Walk, we as the LHA and LLFA can confirm that we have no objections in principal to the proposal, Although we have no objections please see below points raised by Cumberland Council Country Side Officer John Duffy which have been shown in the revised Condition 5 proposal.

We would ask for the Public Right of Way FP 423001(The Dandy Walk) to be upgraded to an aggregated surface path with a crushed dust wearing course and to a minimum width of 1.80m from Station Road to the B5345.

A width of 1m path constructed of compacted MOT Type 1 sub-base is unacceptable in terms of accessibility.

A width of 1.80m is consistent with the advice and guidance on outdoor accessibility as it allows for free two-way movement on a path for people using wheelchairs, small-medium mobility scooters and double pushchairs.

In terms of the proposed 1.00m wide gated opening in the stone wall on the southwest boundary we would advise that in order to conform to British Standard for Gates, Gaps and Stiles (BS5709:2018) the minimum clear opening width of the gate should be 1.10m.

we recommended the following conditions are to be included in any Notice of Consent which may be issued

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

Before the first dwelling is occupied the proposed scheme to improve Public Footpath 423001 Dandy Walk, together with a new footpath link connecting Abbey Road to the development and footpath 423001 as shown on plans 08/04/616-100A and 08/04/616-101A are completed, all footpaths should be a minimum of 1.8 metres and to standard Detail "AGGERATE SURFACED PATH" provided by Cumberland Council, 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.

Yours sincerely

June Farquharson

Assistant Development Management Officer