

Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 20 May 2024

Your reference: 4/24/2099/0F1

Dear Planning Officer

## **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/24/2099/0F1**  
**Site Address: 23 THORNTON ROAD, WHITEHAVEN**  
**Proposal: PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND  
ERECTION OF NEW SINGLE STOREY EXTENSION TO SIDE OF  
PROPERTY, ALONG WITH PROPOSED DEMOLITION OF GARAGE  
AND ERECTION OF NEW SINGLE BRICK GARAGE**

Thank you for your consultation on 1 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 our findings are detailed below.

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

**Condition:** The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.

**Reason:** In the interests of highway safety.

**Condition:** Access gates, if provided, shall be hung to open inwards only away from the highway.

**Reason:** In the interests of highway safety.

**Condition:** Full details of the surface water drainage system 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 operational thereafter.

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

**Condition:** 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;
- surface water management details during the construction phase

**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.

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Yours sincerely

**Natalie Robinson**  
Planning Application Officer