
Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 4 June 2024

Your reference: 4/24/2162/DOC

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2162/DOC
Site Address: LAND TO FRONTAGE OF HARASS ROAD, HARASS MOOR, WHITEHAVEN (Phase 1)
Proposal: DISCHARGE OF CONDITIONS 6, 7, 8, 10, 11, 12 AND 13 OF PLANNING APPLICATION 4/16/2416/001

Thank you for your consultation on 20 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.

Condition 6 - Highway Details

- Parking - there is a sufficient number of visitor parking spaces for 90 dwellings.

However it is not clear that there is sufficient in-curtilage spaces for each house. Please provide details of the number of bedrooms per dwelling and confirmation that each has the requisite number of spaces at the ratio of 1 bedroom=1 space, 2 or 3 beds=2 spaces, 3+ beds = 3 spaces

- Clearance and service strips on public roads. These are suitable for the proposed layout
- Footways and footpaths - these are as previously approved and match with the realigned public footpath
- The carriageway and footway construction details are suitable and to a compliant or acceptable standard for adoption and private use respectively.

However, we do not agree with the extents /scope of the proposed adopted highway network. We consider that the footway cutting across from Plot 7 to Plot 8 does not have an important or relevant highway benefit and should remain private. If this could be shown as removed from the S38 Highways Adoption Plan the LHA would find it acceptable.

- This condition should not be discharged.

Condition 7 - Ramps (dropped kerbs)

The proposal satisfies this requirement. I have no objection to this condition being discharged.

Condition 8 - Construction Method Statement

The CMS is comprehensive and includes all the necessary measures to satisfy the requirements of this condition, including suitable: Construction Surface Water measures to manage run-off to prevent pollution and flood risk to neighbouring sites and measures to minimise mud, dust, noise and inconvenience on the highway and to its users.

I have no objection to this condition being discharged.

Condition 10 - Archaeological Works Programme

This is not a LHA nor LLFA matter. No comment.

Condition 11 - Foul and Surface Water Schemes

The proposed designs are considered to be compliant with the NSTS and have the necessary attenuation volumes and suitable flow control to greenfield equivalent values to ensure that there is no increased flood risk to the site nor downstream. It also provides the necessary treatment.

However, the surface water design does not show how the extent or details of the replacement SW drain across Red Lonning and the Golf Course as described in the Design & Strategy:

'As part of the proposals the main carrier land drain will be replaced and diverted. In addition to this, there is a section of the 375 mm dia. culvert near the junction of Harass Road and Red Lonning that will need to be replaced as part of the works'.

In addition to the details we will need to see evidence of permission from the landowner(s) that an agreement is in place to replace this drain.

This condition should not be discharged.

Condition 12 - Surface Water Drainage Scheme Details

The proposed designs are considered to be compliant with the NSTS and have the necessary attenuation volumes and suitable flow control to greenfield equivalent values to ensure that there is no increased flood risk to the site nor downstream. The design incorporates the appropriate Climate Change and Urban Creep factors and also provides the necessary water treatment to comply with the CiRIA SUDS Manual..

However, the surface water design does not show how the extent pr details of the replacement SW drain across Red Lonning and the Golf Course as described in the Design & Strategy:

'As part of the proposals the main carrier land drain will be replaced and diverted. In addition to this, there is a section of the 375 mm dia. culvert near the junction of Harass Road and Red Lonning that will need to be replaced as part of the works'.

In addition to the details we will need to see evidence of permission from the landowner(s) that an agreement is in place to replace this drain.

This condition should not be discharged.

Condition 13 - Foul Water Drainage Details

The suitability of the details to satisfy this condition should be assessed by the foul water undertaker. No comment from the LLFA.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management