

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 7 January 2025
Your reference: 4/24/2252/0F1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2252/0F1
Site Address: LAND BETWEEN GRIFFIN CLOSE & GREENVALE COURT, FRIZINGTON
Proposal: ERECTION OF 18 NO. 2 BEDROOM DWELLINGS AND ASSOCIATED EXTERNAL WORKS

Thank you for your consultation on 19 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 2024.

Please see below points raised on our previous response and there current status highlighted in bold following the additional information received in December 2024.

- The LHA would welcome a detailed hard standing plan showing proposed access roads and shared surfaces, shared surface finished height should differ from the access roads.

The LHA and LLFA welcome the detailed external works plan (K41128/15), After review the LHA suggests that the access road infront of plots 1-6 should be shared surface to allow safe transition from car to the fronts of the property.

The proposed garden access to the rear of plot 9 has no continuous footway link/connection, this could be rectified by also making the access road from the footway crossing point shared surface.

- The footways within the proposed site need crossing points to allow safe passage/crossing for all pedestrian movements.

The above point has been addressed within the external works plan (K41128/15) as shows proposed crossing points using kerb detail.

- If the proposed development is to be offered for highway adoption a detailed section 38 plan would be welcomed at this time, if not a maintenance schedule is to be produced.

The above point has been addressed as the development site will remain private

- Plot 17 has no access to the rear garden for refuse collection movement.

The above point has not been addressed.

- As part of the development the LHA would like a developer contribution to reinstate/resurface the footway on the existing access road to highway standard. this work can be carried out under a section 278 or 106 agreement.

The above point has not been addressed.

Yours sincerely

Paul Telford

Development Management Officer