
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 21st November 2024

Your reference: 4/24/2364/DOC

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2364/DOC
Site Address: Partfield House, Drigg, Holmrook, Holmrook, CA19 1XG
**Proposal: DISCHARGE OF CONDITIONS 3, 4, 5, 6, 7, 8, 9, 11, 12, and 13 OF
PLANNING APPLICATION 4/21/2411/0F1**

Thank you for your consultation on 30 October 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 3 -

The LHA and LLFA welcome the information submitted in support of condition 3 and have no objection in principle but would like the following points addressed before the condition can be discharged,

- The existing drain which needs repaired flows under one of the proposed new pods the LLFA require a new manhole to be constructed either side of the proposed pod. this will allow easy access to the existing drain under the pod if ever a blockage occurred,
- The LLFA would like to know what surface water is entering the proposed surface water drain starting at the top of access road at Manhole S1 through to the attenuation pond, connections to this surface water system need to be shown on a detailed plan.
- Within the HDP covering letter for condition 3 and 4 it refers to drawing number 24-429r001C within the Drainage report, but the drawing within the drainage report is drawing number 24-429r001B can the applicant confirm which drawing is the correct version to reference.
- The proposed french drain that crosses the site to release existing ponding will increase surface water entering the existing ditch, as the French Drain is part of the new proposal the surface water collected should be attenuated, the LHA and LLFA

require the french drain to outfall into the proposed new surface water system and eventually outfall through the attenuation pond.

- Within the Drainage report document it states that surface water will infiltrate into the ground, but within the document no infiltration test results have been provided, the LLFA would require infiltration test results to be added to the report if possible, or the applicant carries out BRE365 or similar tests with results being submitted in support of this application.

Condition 4 -

The LHA and LLFA welcome the information submitted in support of condition 4 and have no objection in principle but would like the following points addressed before the condition can be discharged,

- The existing drain which needs repaired flows under one of the proposed new pods the LLFA require a new manhole to be constructed either side of the proposed pod. this will allow easy access to the existing drain under the pod if ever a blockage occurred,
- The LLFA would like to know what surface water is entering the proposed surface water drain starting at the top of access road at Manhole S1 through to the attenuation pond, connections to this surface water system need to be shown on a detailed plan.
- Within the HDP covering letter for condition 3 and 4 it refers to drawing number 24-429r001C within the Drainage report, but the drawing within the drainage report is drawing number 24-429r001B can the applicant confirm which drawing is the correct version to reference.
- The proposed french drain that crosses the site to release existing ponding will increase surface water entering the existing ditch, as the French Drain is part of the new proposal the surface water collected should be attenuated, the LHA and LLFA require the french drain to outfall into the proposed new surface water system and eventually outfall through the attenuation pond.
- Within the Drainage report document it states that surface water will infiltrate into the ground, but within the document no infiltration test results have been provided, the LLFA would require infiltration test results to be added to the report if possible, or the applicant carries out BRE365 or similar tests with results being submitted in support of this application.

Condition 5 -

The above condition is not for the LHA and LLFA to Discharge.

Condition 6 -

The above condition is not for the LHA and LLFA to Discharge.

Condition 7 -

The above condition is not for the LHA and LLFA to Discharge.

Condition 8 -

The above condition is not for the LHA and LLFA to Discharge.

Condition 9 -

Although the above condition is not for the LHA and LLFA to Discharge, the LPA should consider the following point made in condition 3 and 4.

- Within the HDP covering letter for condition 3 and 4 it refers to drawing number 24-429r001C within the Drainage report, but the drawing within the drainage report is drawing number 24-429r001B can the applicant confirm which drawing is the correct version to reference.

Condition 11 -

The LHA and LLFA are content with the information submitted in support of this application, therefore condition 11 can be discharged.

Condition 12 -

The LHA and LLFA are content with the information submitted in support of this application, therefore condition 12 can be discharged.

Condition 13 -

The above condition is not for the LHA and LLFA to Discharge.

Yours sincerely

Paul Telford
Development Management Officer