
Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 9 December 2024

Your reference: 4/24/2386/DOC

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2386/DOC
Site Address: UNITS 1, 2 & 3 JOE MCBAIN AVENUE, MORESBY PARKS
Proposal: DISCHARGE OF CONDITIONS 3, 4, 5, 6, 8, 9, 10 AND 11 OF
PLANNING APPROVAL 4/23/2085/0F1

Thank you for your consultation on 26 November 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 have reviewed the submitted information in support of this application, to which we have no objection to the proposed, therefore condition 3 can be discharged.

Condition 4 -

The LHA and LLFA have reviewed the submitted information in support of this application, to which we have no objection to the proposed, therefore condition 4 can be discharged.

Condition 5 -

The LHA and LLFA have reviewed the submitted information in support of this application, to which we have no objection in principle to the proposed but would like the following point addressed before condition 5 can be discharged,

- Although the car park includes accessible parking bays no motorcycle bays or bicycle parking has been included in the detailed plan, the LHA requires these additional modes of transport to be included in the parking plan. Please refer to the Cumbria Development Design Guide below for requirements.

- Cars = 1 space per 50m² of gross floor area

- Accessible Parking = 1 space or a number equivalent to 3% of car requirement whichever is greater.

- Motorcycles = a number equivalent to 5% of the car requirement when more than 20 car spaces necessary.

- Pedal Cycles = a number equivalent to 10% of the car requirement with minimum spaces of 2.

Condition 6 -

Condition 6 is not for the LHA and LLFA to discharge.

Condition 8 -

The LHA and LLFA have reviewed the submitted information in support of this application, to which we have no objection in principle to the proposed, but would like the following points addressed before condition 8 can be discharged,

- The LLFA have concerns regarding the surface water pipe from manhole S1 to manhole S6 as this runs through the building and could cause potential problems in the future for the occupant of the unit if ever a blockage happened. The LLFA would like to see all surface water sewers outside of the proposed units.
- Although the yard surface has not been agreed it has been noted that no road side gullies have been installed as part of drainage design, if this design is to remain as proposed the yard surface cannot be an impermeable surface.

Condition 9 -

The LHA and LLFA have reviewed the submitted information in support of this application, to which we have no objection to the proposed, therefore condition 9 can be discharged.

Condition 10 -

The LHA and LLFA have reviewed the submitted information in support of this application, to which we have no objection in principle to the proposed, but would like the following point addressed before condition 10 can be discharged,

- The LHA request that Highway access North has a footway on both sides of the access road to allow safe passage onto the site as pedestrians accessing the site from north would not cross the access road and walk on the opposite footway to gain access to Unit 3 they would walk up the carriageway which is highway safety issue.

Condition 11 -

Condition 11 is not for the LHA and LLFA to Discharge.

In light to the above comments additional details are required from the applicant.
Upon receipt of the amended plans I shall be better placed to provide full response,

Yours sincerely

Paul Telford
Development Management Officer