
Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 19 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 16 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 updated information following our previous response, 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 additional submitted information in support of this application, to which we have no objection to the proposed, therefore condition 5 can be discharged.

Condition 6 -

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

Condition 8 -

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

- The LLFA have concerns regarding the surface water pipe from manhole S1 to manhole S6 and S16 to S17 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.

The LLFA have reviewed the applicants response regarding the above point although we understand the point raised by the applicant, we as the LLFA would not recommend surface water pipes running under new buildings when it is achievable to install a new surface water around the new units as part of the new development, therefore as the above point has not been rectified condition 8 cannot be discharged at this time.

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 additional submitted information in support of this application, to which we have no objection to the proposed, therefore condition 10 can be discharged.

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