
Copeland area Planning Department, Cumberland Council

For the attention of Heather Morrison

Date: 18 December 2024

Your reference: 4/24/2400/0R1

Dear Heather Morrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2400/0R1
Site Address: LAND TO THE NORTH EAST OF LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR
Proposal: RESERVED MATTERS APPLICATION SEEKING APPROVAL OF DETAILS RELATING TO OUTLINE PLANNING PERMISSION 4/24/2300/0B1: THE ERECTION OF A NEW BUILDING UP TO 4000 SQUARE METRES IN FLOORSPACE, FOR VARIOUS USES WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND ENGINEERING WORKS WITH FULL DETAILS OF SCALE AND ACCESS

Thank you for your consultation on 12 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 our findings are detailed below.

I have carried out a technical review of the highway and surface water drainage designs as part of the discharge of conditions application 4/24/2403/DOC. This application specifically looked at Conditions 4 (Highways), 5 (Surface Water Drainage Design), 17 (car park permeable paving details) and 18 (hard and soft landscaping).

I have therefore reviewed the same technical drawings as presented in this reserved matters application. I am satisfied that the designs, layouts, materials and specifications satisfy the requirements of Conditions 4 and 5 and by association the details submitted to satisfy the reserved matters are also acceptable to the LHA and LLFA.

The only omissions I can see at this stage is the lack of detail of the pedestrian access linkages referenced in the Design and Access Statement by NORR (reference CMIQ-NOR-HUB-ZZ-RP-A-00001). These path links are yet to be designed and submitted to the LPA for approval.

Also, the block paving in Area F3 (Vehicular Loading) appears to have a too thin Base (or Binder) Course according to our standard details but since this F3 area is not part of the highway and is for building maintenance use only, the acceptability of the specification should be determined by building control.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management