
Copeland area Planning Department, Cumberland Council

For the attention of Heather Morrison

Date: 18 December 2024

Your reference: 4/24/2403/DOC

Dear Heather

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2403/DOC
Site Address: LAND TO THE NORTH EAST OF LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR
Proposal: APPLICATION TO DISCHARGE CONDITIONS 4, 5, 17 AND 18 OF NEW S73 OUTLINE PLANNING PERMISSION REFERENCE 4/24/2300/0B1

Thank you for your consultation on 6 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.

Condition 4 - Submission and Approval of Carriageway, Footway and Cycleways

Having reviewed Dwg 0700/P03 - PAVEMENTS and 1100/P03 - KERBS, FOOTWAYS AND PAVED AREAS, I note the following: The carriageway and footway construction in the wider site designed for public access (i.e. outside the hub red-line area) is acceptable to the LHA even though these areas are not adopted. I do note that the vehicular loading area around the hub (Surface Type F3) 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.

The LHA has no objection to this condition being discharged.

Condition 5 - Submission and Approval of Surface Water Drainage Scheme

I am satisfied that the surface water drainage scheme complies with the NSTS. It should be noted that this is a pre-developed brownfield site and it has been agreed that it is not appropriate or realistic to meet the greenfield run-off rate equivalents. Instead, the agreed discharge rate is based on the brownfield equivalent.

I am satisfied that the required storage and exceedance routes are provided to meet the NSTS requirements and that the appropriate treatment is designed in to meet the SUDS manual requirements.

The LLFA has no objection to this condition being discharged.

Condition 17 - Submission and Approval of Permeable Car Park Surface Detail

It should be noted that the car park is not part of the highway to be maintained at the public expense - i.e. it is not adopted. The permeable paving details are nevertheless deemed to be acceptable to the LHA and address the requirements of the condition.

I have no objection to this condition being discharged.

Condition 18 - Submission and Approval of Hard and Soft Landscaping

The details submitted are considered to satisfy this condition as far as it relates to the Highway and Active travel aspects (e.g. cycle facilities) .

I have no objection to this condition being discharged.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management