

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 28 January 2025

Your reference: 4/25/2015/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2015/0F1
Site Address: PENHAVEN, NORTH LANE, HAVERIGG
Proposal: DEMOLITION OF AN EXISTING BUNGALOW AND THE
CONSTRUCTION OF A NEW SINGLE STOREY DWELLING WITH
INTEGRAL GARAGE AND ASSOCIATED LANDSCAPING

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

I can confirm that we have no objections to the proposal, subject to the following recommended conditions being included in any Notice of Consent which may be issued:

Condition: Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management.

Condition: Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety.

Condition: Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- Details of proposed crossings of the highway verge;
- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;

- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- Construction vehicle routing;
- The management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- Surface water management proposals during the construction phase

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

This site takes access from PROW 416064 and 415029, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

Reason: To support Local Transport Plan Policy W1, W2.

Yours sincerely

Natalie Robinson
Planning Application Officer