

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 10 June 2025

Your reference: 4/25/2048/0F1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2048/0F1
Site Address: FORMER GROVE COURT HOTEL, CLEATOR
Proposal: RESIDENTIAL DEVELOPMENT OF 6 DWELLINGS

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 :

Local Highway Authority response:

I note the revised layout of the driveway and access to plots 1, 2 and 3. This layout concentrates all the accesses in the same place and removes conflict from the frontage footway to the layby so overall is considered an improvement.

I also note the changes to the garden boundary treatment to the access road to the side, replacing the fence with a 0.9m high wall. This will provide the necessary visibility splay onto the highway.

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

The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety.

Lead Local Flood Authority response:

No change to previous response - 'no objection with recommended conditions' as follows:

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance shall be submitted to and approved in writing by the Local Planning Authority. (Refer to the CDDG Appendix 7 for list of documents and evidence to be submitted)

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The drainage scheme submitted for approval shall also be in accordance with the principles set out in the submitted Drainage Strategy

The works shall be constructed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management