

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 9 June 2025

Your reference: 4/25/2097/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2097/0F1
Site Address: THE FLAXWORKS, MILL BUILDING 1, CLEATOR MILLS, CLEATOR
Proposal: FULL REFURBISHMENT OF VACANT INDUSTRIAL BUILDING TO OFFICES, INCLUDING NEW WINDOWS AND DOORS ALONG WITH ANCILLARY EXTERNAL WORKS TO SERVICE THE BUILDING

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) have received the amended proposed site plan (Drawing number 2413-PL-201 Rev A) to which we have amended our previous response points raised below.

- The proposed pedestrians links to the new development from the existing footways need to show a continuous and safe movement from one to the other at present this is not the case. The proposed new footway should start further north into the existing grassed area roughly to the front of the car on the proposed site plan (drawing number 2413-PL201), at this point there should be a dropped access crossing to allow safe passage from existing to new footway. The first image on the the architectural visualisations document shows roughly what we would accept.

The above point has now been addressed.

- Bollards to the rear of the proposed building on Mill street need to have a space between each bollard of 1.5 metres to allow safe passage for cyclists.

The above point has now been addressed.

- The existing footway on Mill Street at the rear of the proposed development needs to connect to the proposed or existing footway within the development site, this is to provide better connectivity for pedestrians and cyclists as most active travel users south of the site will use this access rather than the main access.

The above point has been addressed to show better connectivity but we as the LHA would not accept the new proposed footway in front of car parking bays 52,53 and 54. the new footway should be either on the the opposite side of the carriageway or reposition car parking spaces 52,53 and 54.

- The LLFA have no objection to the proposal of using the the existing surface water system already in situ for the disposal of surface water, but would like to see evidence that the system is in good working order and any defects are identified and planned for repair before the proposal can be accepted. (this point could be a condition if needed)

No detail has been provided regarding the above point so it is assumed the above point will be a pre start condition.

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