

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 12 June 2025

Your reference: 4/25/2124/0B1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2124/0B1
Site Address: 5 ELLERBECK BARNS, EGREMONT
Proposal: APPLICATION UNDER SECTION 73 TO VARY CONDITIONS 2, 3, 5, 6, 7 & 10 TO REFLECT UPDATED DRAINAGE & HIGHWAY INFORMATION OF PLANNING APPLICATION 4/22/2042/0F1 - USE OF LAND FOR SITING OF FOUR GLAMPING PODS WITH SMALL DECKING AREA, CONSTRUCTION OF PARKING COMPRISING 4 SPACES, FOOTWAYS & ASSOCIATED DRAINAGE & MINOR EARTHWORKS TO REGRADE THE LAND LEVELS

Thank you for your consultation on the above Discharge of Conditions Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the revised proposals and can confirm as follows.

Variation of Condition 2 - List of Approved drawings etc

No objection

Variation of Condition 3 - Surface Water Drainage Scheme

I have reviewed the revised outline drainage design and I consider that the proposed linear gravel soakaways will manage the surface water run off appropriately and will not increase flood risk.

I have no objection to the variation of this condition to reflect the revised design.

Variation of Condition 5 - Measures to prevent surface water discharging onto the highway

There is no specific reference of how this surface water risk is mitigated. I note that the proposed car parking area is 'permeable material' but the material type / construction is not defined. Sub-base or MoT Type 1 for example is not considered to be permeable. Also, loose permeable material (i.e. gravel) would not be acceptable within 5m of the highway as it is likely to spread onto the carriageway.

I cannot accept this Condition to be varied on the basis of the drawings submitted as they do not address this requirement.

Variation of Condition 6 & 7 - Foul Water Drainage Scheme

No comment - The LLFA does not review / assess the suitability of foul drainage systems.

Variation of Condition 10 - Vehicle Turning Space

The swept path analysis drawing satisfactorily shows that turning is possible. I have no objection to this condition being varied to reflect the submitted design.

The LHA and LLFA have no objection to these conditions being varied to reference the revised drainage design.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management