
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 16 July 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 further to my response of 12 June 2025 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 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

I note the clarification of the access track surfacing type is to be crushed stone and gravel which should be permeable but there is also a cut-off french drain at the threshold to prevent water from flowing onto the highway. The first 5m of the access is also a bound surface to prevent loose material migrating onto the carriageway.

The proposals are considered to address the requirements of this condition so I have no objection.

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

I have no objection to this condition being varied to reflect the submitted design.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management