
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 25 June 2025

Your reference: 4/25/2149/DOC

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2149/DOC
**Site Address: LAND TO THE SOUTH OF DALEVIEW GARDENS, EGREMONT
CA22 2LW**
**Proposal: DISCHARGE OF CONDITIONS 3, 4, 5, 7, 8, 11 AND 12 OF
PLANNING APPLICATION 4/23/2313/0F1**

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

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

Condition 3 - Surface water drainage scheme and a foul water drainage scheme

- The exceedance route plans for the surface water network need to clearly show flow routes resulting from rainfall in excess of a 1 in 100 year rainfall event. I imagine that it will be the flow control features that will be overwhelmed first due to their capacity restrictions. Are these designed with overflows or grid covers or will the exceedance take place from the basins? In which case there should be an engineered low point on the crest. Please clarify.
- The revised plans do show exceedance routes everywhere instead of just from the point in the system which is overwhelmed by the volume of a >1:100 yr storm. I expect the overflow from the flow control chambers or basin (lowest point on the system prior to the flow restriction probably) as explained above but this is not clearly shown.
- The plan seems to show exceedance routes flowing down driveways and also not always from the lowest points on the road.
- I am concerned that if the exceedance flows are not directed / engineered down a 'safe' route away from driveways etc, damage to the infrastructure and flooding could occur.
- I welcome direct discussion with the applicant to resolve this

This condition is not considered to be satisfied.

Condition 4 - Construction surface water management plan

The plan now addresses the outstanding issues.

This condition is considered to be satisfied. I have no objection to it being discharged,

Condition 5 - Carriageway, footways, footpaths and cycleways design

I have noted the following which needs clarification or further details:

- The lighting columns locations are acceptable. These must be in the hard-standing areas of the footway. The engineering / lighting details / specification of the adopted columns will be reviewed through the S38 process.
- The carriageway and footway construction cross-section details are not in accordance with the CC Standard Details in various aspects. However, since these details will be reviewed at the S38 adoption technical review stage there is no need for these details to be addressed through this DoC.
- The S38 adoption plan does not reflect the agreed plan from the Full application. The loop road between Plots 127 and 133 has been omitted and this is considered a functional public asset which will be key to a circulatory route especially for deliveries and refuse collections. I note this layout has not changed but the LHA cannot insist on the adoption of this link and it is designed to acceptable standards so the LHA has no objections to this element.
- The S38 plan has been revised as per the previous comments.

This condition is now considered to be satisfied. I have no objection to this condition being discharged.

Condition 7 - Construction Traffic Management Plan

Temporary Construction Access

I note the temporary construction access is routed through the northern (main) access. This is acceptable to the LHA

I have no objection to this condition being discharged.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management