
Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 20 May 2025

Your reference: 4/25/2152/001

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2152/001
Site Address: SOUTHCROFT, WOODEND, EGREMONT CA22 2SZ
**Proposal: OUTLINE APPLICATION WITH SOME MATTERS RESERVED
INCLUDING APPROVAL OF ACCESS AND LAYOUT FOR
SELF/CUSTOM BUILD DETACHED DWELLING AND GARAGE
(RESUBMISSION)**

Thank you for your consultation on the above Planning Application.

I have reviewed the application and note the following relevant points:

- I note the access to the proposed dwelling is from an existing residential access. The proposal will cause some intensification but not to a material level. Taking into account that the public highway is very quietly trafficked and that the development will provide a suitable driveway and turning space so vehicles can enter and exit in a forward gear, I have no reason to conclude that the access proposal would be unacceptable to highway safety.
- The existing access is metalled to the edge of the carriageway and slopes away from the highway mitigating any risk of surface water and loose stones spreading onto the highway.
- A soakaway for a single property should not cause any material flood risks.

The Local Highway Authority and Lead Local Flood Authority can confirm that we have no objections to the proposal, we would however recommend that the following conditions are included in any consent you may grant:

Details showing the provision within the site for the parking, turning and loading and unloading of vehicles and for vehicles to enter and leave the site in a forward direction shall be submitted to the Local Planning Authority for approval. The details shall show the arrangement for the construction operation and also for the permanent parking and turning arrangement post construction to accommodate the necessary number of vehicles commensurate to the number of bedrooms as per the CDDG.

The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

Reason: To ensure that all vehicles can be properly and safely accommodated clear of the highway. The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users.

Advisory Statement

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management