
Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 5 June 2025

Your reference: 4/25/2155/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2155/0F1
Site Address: LAND ADJACENT TO MOWBRAY FARM, FRIZINGTON ROAD, FRIZINGTON
Proposal: APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR CONVERSION OF 3 REDUNDANT FARM BUILDINGS INTO 5 DWELLINGS UNITS

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection in principle to the proposed development but would like the following points addressed before a final response can be issued.

LHA

- Car parking spaces within the site needs to be increased to the Cumbria Development Design Guide (CDDG) standard, the CDDG states for a 2 bedroom property 2 car parking spaces are needed and for a 3/4 bedroom property 2.5 car parking spaces are required. visitor car parking should also be considered but not a requirement.
- The LHA require a detailed plan showing visibility splays at the junction of the access road onto Frizington tip road. The splays need to show clear visibility of 60 metres in both directions to the nearside kerb or road edge from 2.4 metres into the access road.

LLFA

- The LLFA require full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.

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