
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 11 July 2025

Your reference: 4/25/2208/0R1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2208/0R1
Site Address: LAND AT BOWRIE FAULD, WEST OF SMITHY BANKS, HOLMROOK
Proposal: APPLICATION FOR APPROVAL OF THE RESERVED MATTERS OF APPEARANCE, LAYOUT, SCALE, AND LANDSCAPING AS OUTLINED IN THE ORIGINAL OUTLINE PLANNING PERMISSION 4/21/2534/001 - RESIDENTIAL DEVELOPMENT WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS

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

- Within the Landscape plan(drawing number 002D) it shows flowering shrubs on both sides of the access and within the shared surface T junction the LHA require the planting to be removed or set back from the highway boundary as may obstruct sight lines in the future if maintenance is not carried out.
- The left hand side footway at access should extend to plots 20/21 to provide better connectivity.
- The LHA would encourage the applicant to install seating within the green space areas.
- The LHA require the carriageway, footways, footpaths, cycleways etc to be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site.
- The LHA require a Construction Traffic Management Plan at this stage.

- Early street lighting plan to be submitted to the LPA for approval It is difficult to scale off the application drawings, but it appears that asset number 0116 may be affected by the proposed new junction access. This may require the column to be relocated from its current position. If this relocation is necessary we would require a new lighting design carried out and that would need to include all of the lighting assets from 0113 to 0119. The reason that this design area is so large is due to services in the area. Unit number 0116 is currently located underneath an 11kV overhead electricity line and any changes to its position put it within the exclusion zone (limits of approach) to these lines. Between 0116 and 0117 there is an underground high pressure gas main owned by National Grid. The relocation of 0116 may increase / decrease the span distance between the adjacent lighting points and it may be necessary to relocate these assets to ensure that lighting illumination and uniformity levels are suitable for the road.

LLFA

- Finished floor levels of the units should be higher than the development access roads where possible.
- BRE 365 infiltration testing is to be completed and results sent to the LPA before drainage design can be approved.

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