

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 22 July 2025

Your reference: 4/25/2221/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2221/0F1
Site Address: MILL FARM BARNS, THE GREEN, MILLOM
Proposal: CONVERSION OF EXISTING BARNS INTO TWO RESIDENTIAL DWELLINGS

Thank you for your consultation on the above Planning Application.

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

Highways

The respect of the highways aspects of this application we refer you to our standing advice.

LLFA

The application is located within flood zone 2 or 3 adjacent to a 'main' river. As such the Local Planning Authority are advised to consult with the Environment Agency to determine the suitability of the proposal.

You will need to ensure that the applicant considers using flood resilient measures to protect the development, and signs up to local flood alerts with the Environment Agency.

The applicant has considered the drainage hierarchy in the provided Drainage Strategy Statement, however there is still a need to undertake infiltration testing and final discharge route clarified.

It is advised that the LPA where possible seeks the applicant to use permeable paving for paved surfaces and driveways and other forms of permeable discharge to ground and surface water reuse/retention.

The LLFA has no objections to the proposed development subject to the following condition being included in any notice of consent you may grant:

Condition: 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

Informative: 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

Natalie Robinson
Planning Application Officer