
Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 28 August 2025

Your reference: 4/25/2285/001

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2285/001
Site Address: LAND ADJACENT TO 49 THREAPLANDS, CLEATOR MOOR
Proposal: OUTLINE APPLICATION WITH SOME MATTERS RESERVED
INCLUDING APPROVAL OF ACCESS FOR THE ERECTION OF A
TWO STOREY DWELLING

Thank you for your consultation on the above Planning Application.

The Local Highway Authority and Lead Local Flood Authority has reviewed the application and has the following comments and observations:

Highway Comments

I note the access to the dwelling is from the un-adopted existing private shared driveway. This category of street is suitable for up to 5 dwellings so there is not objection to this arrangement.

However, the parking and turning facilities may have a negative impact on neighbouring houses and the highway if not sufficient. We will seek details for approval on this matter. For a 4 bedroom house, we would seek 3 parking spaces as a minimum.

LLFA Comments

I note from the application form that the surface water will be disposed to the main sewer. There are separate surface and foul water systems on Threaplands so this is an acceptable solution.

Conclusion

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:

The driveway showing suitable access, parking and turning arrangements shall be designed the satisfaction of the Local Planning Authority and in this respect further details (including swept paths) and details of measures to prevent surface water discharging onto or off the driveway site onto the shared driveway shall be submitted to the Local Planning Authority for approval before work commences on

site. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety and minimising inconvenience to neighbouring properties and highway users .

Details showing the provision within the site for areas for construction vehicle parking, manoeuvring, storage of materials, loading and unloading for their specific purpose during the development; shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the 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 a minimum standard of provision is made within the site for vehicles, storage of materials, loading and unloading so as not to impact the highway and its users unnecessarily.

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