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Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 10 September 2025  
Your reference: 4/25/2291/001

Dear Christie M Burns

**CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/25/2291/001**  
**Site Address: GOVERNMENT BUILDING, ST GEORGES ROAD, MILLOM**  
**Proposal: OUTLINE APPLICATION (WITH SOME MATTERS RESERVED)**  
**INCLUDING APPROVAL OF APPEARANCE, LAYOUT & SCALE FOR**  
**THE DEMOLITION OF A FORMER DENTISTRY BUILDING &**  
**CONSTRUCTION OF THREE DWELLINGS (USE CLASS C3) TO**  
**INCLUDE CAR PARKING & ASSOCIATED WORKS**

Thank you for your consultation on the above Planning Application.

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:

**Condition 1:**

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.

**Condition 2:**

Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety.

**Condition 3:**

Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of

- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;
- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- Surface water management proposals during the construction phase
- Specific measures to manage and limit the impact on the school, including working hours, deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety.

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

**Condition 4 :**

Development shall not commence until a Demolition Management Plan has been submitted to and approved in writing by the local planning authority.

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

**Condition 5 :**

Highway retaining wall which bounds the development site and highway network is to remain in situ with any damage during demolition/construction be reported to the local highway agency.

Reason: In the interests of highway safety.

**Information :**

I am aware the Layout for this development site has been submitted as reserved matters but the applicant needs to show how a vehicle can access the proposed garage within the purple/pink plot, as shown the occupier would have to travel through the front garden, the drive has no access due to the retaining wall and no highway access.

Yours sincerely

**Paul Telford**  
Development Management Officer