
Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 19 September 2025

Your reference: 4/25/2311/0N1

Dear Planning Officer

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2311/0N1
Site Address: ABBOTS COURT, ABBEY ROAD, ST BEES
Proposal: APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR THE DEMOLITION OF THE NON-ORIGINAL 1931 TWO STOREY EXTENSION TO THE SOUTH AND THE SINGLE STOREY NON-ORIGINAL EXTENSION TO THE NORTH OF ABBOTS COURT

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:

Taking in to account the location of the site, i.e. a large site off the highway, the demolition itself is unlikely to impact the highway nor flood risks. However, the HGV movements associated with delivery of plant and equipment and removal of rubble etc, could cause impact to the highway and have road safety implications for highway users, especially since this is near to St Bees School. The parking of site vehicles and storage of materials also needs to be planned to avoid any impact on the highway.

We recommend that you seek a Construction Phase Traffic Management Plan to manage any short term impact on the local highway network while these works are ongoing. We recommend the following condition be included in any consent:

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;**
- **The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;**
- **Construction vehicle routing;**

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- The management of junctions to and crossings of the public highway and other public rights of way/footway;
 - Details of any proposed temporary access points (vehicular / pedestrian)
 - 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.

Informative Statement

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

June Farquharson

Assistant Development Management Officer