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Copeland area Planning Department, Cumberland Council

For the attention of Heather Morrison

Date: 12 December 2025  
Your reference: 4/25/2413/DOC

Dear Heather Morrison

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/25/2413/DOC**  
**Site Address: LAND TO THE NORTH EAST OF LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR**  
**Proposal: DISCHARGE OF CONDITION 9 OF PLANNING APPLICATION 4/25/2091/0B1**

Thank you for your consultation on the above Discharge of Conditions Application.

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

**Condition 9 - No development shall commence until a Construction Environmental Management (CEMP) Plan has been submitted to and approved in writing by the Local Planning Authority.**

**The CEMP shall provide for: loading and unloading of plant and materials, machinery and materials storage, the parking of vehicles of site operatives and visitors, biosecurity, and the control and management of noise, working hours, heavy vehicle routing and timing etc. plus measures to control the emission of dust and dirt, surface water runoff and waste to protect any surface water drains and the SAC from sediment, and pollutants such as fuel and cement. The approved CEMP shall be adhered to during the construction period.**

**There must be a 10m buffer strip to the river, and a bund across the track that leads down to the river to prevent any sediment and pollution in surface water run-off from reaching the SAC. All materials and equipment must be stored outside the buffer strip, and there should be a designated concrete mixing / refuelling site outside the buffer strip, with spill kits on site and drip trays used for refuelling.**

Having reviewed the Construction Environmental Management Plan (CEMP) dated May 2025, I believe that the red-line boundary and site working areas and compound etc are

out of date. The HUB site is being shown in the NE corner of the Industrial Estate, whereas I understand it has had to be moved.

Notwithstanding this, having reviewed the specific measures relating to the public highway and its users, which are applicable to the site works area in general, include:

- Cleanliness of Public Highways and Wheel Washing Facilities - Suitable measures are proposed
- Vehicle Routing - A Traffic Management Plan will be prepared. The provisions in the TMP are comprehensive.
- Parking, delivery and loading areas
- A delivery strategy

I am satisfied that the necessary measures are included in the CEMP to mitigate any impact.

The LHA and LLFA have no objection to this condition being discharged.

Yours sincerely

**Shamus Giles**

Lead Officer - Flood & Development Management