

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 28 January 2026

Your reference: 4/26/2014/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2014/0F1
Site Address: REAR GARDEN OF 55 GOSFORTH ROAD, SEASCALE
Proposal: DETACHED FOUR BEDROOMED SELF BUILD DWELLING
(RE-SUBMISSION OF APPROVED APPLICATION 4/20/2012/0F1)

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:

The response made to the previous applications 4/20/2012/0F1 and 4/23/2014/0F1 should still apply.

I attached our previous response hereto.

I refer to the above consultation and would inform you there are no objections to the proposal from a highway or LLFA points of view subject to the following conditions being included in any notice of consent that may be issued:-

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

Reason: In the interests of highway safety.

2) Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway 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 operational thereafter.

Reason: In the interests of highway safety and environmental management.

3) **The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.**

Reason: In the interests of highway safety.

4) **Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule 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's:

The LLFA surface water map show flooding close to the site and indicate 1 in 30 chance of occurring each year.

If the application is approved the applicant must not commence works, or allow any person to perform works, on any part of the highway until in receipt of an appropriate permit allowing such works. They will need to contact Streetworks Central streetworks.central@cumbria.gov.uk for the appropriate permit.

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