
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 21 April 2026

Your reference: 4/26/2096/DOC

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2096/DOC
Site Address: LAND AT HODBARROW NATURE RESERVE, MILLOM
Proposal: DISCHARGE OF CONDITIONS 3, 5, 6, 7, 8 AND THE
REQUIREMENTS OF BIODIVERSITY NET GAIN OF PLANNING
APPROVAL 4/25/2198/0F1

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 3 - Surface Water Exceedance Route & Water Level in the Lagoon

The submitted drawings address the requirements of this condition. Specifically the exceedance flow route drawing demonstrates satisfactorily that any overland exceedance flows in >1:100 events closely mimic the existing flow routes to the respective receptors. I am satisfied that the proposal will not increase flood risk to the site not downstream from exceedance flows.

I have reviewed the submitted lagoon water level drawing in conjunction with previously submitted information on the catchment areas, surface water drainage strategy and run-off data. I am satisfied that the adopting the lagoon as the receptor will have a negligible increase in lagoon water level, that is not material, especially when taking into account daily variations in levels due to wave action etc.

I have no objection to this condition being discharged.

Condition 5 - Landscape and Ecological Management Plan (LEMP)

I have reviewed Section 5.1 - Drainage Strategy and note the following measures are included as confirmed in the drainage strategy in the Full application:

- Two stage treatment consisting of permeable paving and filter drains, then a proprietary vortex separator
- Confirmation of the drainage management and maintenance plan

I have no objection to this condition being discharged.

Condition 6 - Construction Environmental Management Plan (CEMP)

No comment - the Construction Surface Water proposals have previously been accepted by the LLFA and the CSWMP is managed through Condition 4.

Condition 7 - Amphibian Mitigation and Management Plan (AMMP)

No comment

Condition 8 - Notable Plants Method Statement

No comment

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management