
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 27 April 2026

Your reference: 4/26/2120/DOC

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2120/DOC
Site Address: BECKERMET SERVICE GARAGE, BECKERMET
**Proposal: DISCHARGE OF CONDITIONS 5, 6, 7, 8, 9, 10 AND 11 OF
PLANNING APPLICATION 4/23/2034/001**

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 5 - details of a sustainable surface water drainage scheme and foul water drainage scheme

I note the infiltration testing results indicating poor permeability and I also note that there is no 'reasonable' route in the control of the applicant no LHA to a watercourse or surface water sewer which could act as a receptor for the surface water. Unfortunately, then, the LLFA accepts the need to discharge to the public combined sewer.

I note the attenuation crates and flow control chamber to provide attenuation and limit the discharge flow to 1.1 l/s.

In the circumstances, constraints of the site and its previous use, I consider the proposals meet the requirements of the condition.

Condition 6 - drainage maintenance schedule

The drainage maintenance schedule is basic but still sufficient, as the site is small and the drainage infrastructure limited in scale and complexity.

Condition 7 - carriageway, driveways and parking areas, showing the provision of a vehicle turning space details

The details submitted are satisfactory to discharge the requirements of this condition. Please note that this acknowledgement does not remove the obligation to obtain the necessary Streetworks Permits to construct the footway and access on or near to the public highway.

Note, dropped kerbs will be required in certain locations (across the bellmouth and at either end of the frontage footway possibly) - the details of these can be submitted and go through approval as part of the S184 Streetworks permit.

Condition 8 - Measures to prevent surface water discharging onto or off the highway

I note there are two gullies located near to the bellmouth / transition to the public highway. These are considered satisfactory to address the requirements of this condition.

Condition 9 - highway boundary (fence/wall) must be reduced or built to a height not exceeding 1.05m

I note that this is a requirement on the Proposed Site Plan (25/02/1072-03 a) for the frontage sandstone wall (maximum 1.00m). This condition is considered to be satisfied.

Condition 10 - details of both hard and soft landscape works

No comment - the site will remain private and so the landscaping (hard and soft) as well as the retaining walls will be the responsibility of a third party (management company or equivalent).

Condition 11 - schedule of landscape maintenance

No comment

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management