

Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 15 June 2026

Your reference: 4/26/2161/0F1

Dear Planning Officer

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2161/0F1
Site Address: LAND ADJOINING 37 MAIN STREET, PARTON
Proposal: ERECTION OF DETACHED GARAGE AND CREATION OF FORECOURT AND NEW VEHICULAR ACCESS ONTO HIGHWAY

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 proposed access intends to join the public Highway U4007 which operates a 30mph speed limit from the private site. The required visibility splay for a 30mph speed road should be 60m at the minimum in both directions back by 2.4m and at a height of 1.05m above the carriageway. Drivers need to be able to see obstructions 2m high down to a point 600mm above the carriageway. The latter dimension is used to ensure small children can be seen. Within the visibility splay or sight line envelope there should be no obstructions to vision such as walls or vegetation etc within the vertical profile. If any obstructions need to be reduced or removed within the visibility splay, it should be within the applicants ownership.

It should be noted that in order for a garage to be considered a parking space for a vehicle, it should be a minimum size of 3m x 7m or 21m².

The Environment Agency surface water maps indicate that the site lies within Flood Zone 3. The applicant is therefore advised to consult the Environment Agency and provide a Flood Risk Assessment.

Any works within or in close proximity to the public highway must be authorised by the Council. No works shall be undertaken on any part of the highway, including verges, until an appropriate permit has been obtained from the LHA Streetworks Team.

Further information is available at:

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>



**Flood & Development Management
Parkhouse Building
Carlisle
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cumberland.gov.uk

Informative: It is advised that the Local Planning Authority where possible seeks the applicant to use permeable paving for paved surfaces and driveways and other forms of permeable discharge to ground and surface water reuse/retention.

In light of the above, additional information and amended plans are required. Upon receipt, the Local Highway Authority will be able to provide a full response; otherwise an objection may be recommended on the following grounds:

Yours sincerely

June Farquharson
Assistant Development Management Officer