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Ms C Burns
Senior Planning Officer
Cumberland Council
Cumbria House
Cumbria CA3 1BG

Your Ref:

Our Ref: MTS/MF/NC11971

Date: 30 April 2025

Contact: Michael Sandelands

Dear Sirs

**Re: Erection of Five Detached Dwellings with Associated Infrastructure, Access, Landscaping and Car Parking
Land South of Holly Mews, Abbey Road, St Bees, Cumbria
Planning Ref: 4/24/2094/0F1**

Further to the above application we are writing in response to the Local Highway Authority (LHA) consultation letter dated 23rd December 2024. Our comments are limited to the LHA's comments in relation to the upgrading of the public footpath 4203001- Dandy walk and the new footpath link.

The applicant agrees in principle with the LHA's approach that this matter should be dealt with by way of a Grampian style condition as proposed by the suggested condition 4.

Please note the reference to a minimum width of 1.8m should be deleted. The landowner will not permit the footpath to be extended in this manner. The intention is to improve the existing walking surface and to permit the link to Abbey Road and the development. The landowner and applicant do not consider that the standard detail of an aggregate surface path would reflect the character of the path and the area and is disproportionate for both the path usage and the scale of development proposed.

We therefore suggest that the condition be amended to as follows:

"Before the first dwelling is occupied the proposed scheme to improve public footpath 423001- Dandy walk, together with the new footpath link connecting Abbey Road to the development and footpath 423001 as shown on Plan 08/04/616-100A and 08/04/616-101A to the satisfaction of the Local Planning Authority, once completed the footpath should be retained in accordance with the approved details and should remain open for use to the public for its intended use for the lifetime of the development.



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The details shown on the above plans should be sufficient in terms of the schedule of works.

We trust this information is of assistance.

Yours faithfully

H F T Gough & Co