
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 21 August 2026

Your reference: 4/26/2203/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2203/0F1
Site Address: QUEENS PARK, MILLOM
Proposal: RESIDENTIAL DEVELOPMENT OF 47 DWELLINGS AND ASSOCIATED EXTERNAL WORKS

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the additional submitted information listed below. With reference to my previous request for further information I can confirm as follows :

[CCTV Drainage Report - Additional Information August 2026 \(PDF, 1.86MB\)](#) (PDF, 1.86MB)

[Agent Response to Highway Authority Comments - Additional Information August 2026 \(PDF, 182.44KB\)](#) (PDF, 182.44KB)

Local Highway Authority /LLFA response:

- Parking for plot No.23. We prefer parking / driveways right angles to the carriageway - this makes driving over the footway shorter and easier but if the parking is at an un-natural angle on the plot, then either of the alternative preferred layouts will be acceptable.
- S38 Plan - it should be noted that the central parking area will not be adopted. This layout / arrangement must be made clear in the S278 / S38 adoptions process.
- S278 Works and investigations – I am content that the S278 highway construction details can be conditioned.
- The Street lighting element can be included in the S278 technical approval process.

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- CCTV Evidence – Thank you for the report. The defects and any modifications / connections will need to be established and agreed during the S278 process, however, it should be noted that all the main adopted carrier drains are UU's public combined sewers. Any remediation work or improvements to the damaged drains will be assessed and stipulated by United Utilities.
 - CCTV (highways gullies) – as stated - any further CCTV investigations required by the Adoptions Team can be undertaken at the later Design/Construction stage.
 - Cycle Stores in gardens – the LHA welcome the offer to provide these. Ready access to cycles can encourage short sustainable trips.

Conclusion:

I can confirm that the LHA and LLFA have no objections but recommend the following conditions are included in any consent:

Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of

- **Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;**
- **Cleaning of site entrances and the adjacent public highway;**
- **Details of proposed wheel washing facilities;**
- **The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway; Construction vehicle routing;**
- **The management of junctions to and crossings of the public highway and other public rights of way/footway;**
- **Details of any proposed temporary access points (vehicular / pedestrian)**
- **Surface water management proposals during the construction phase**
- **Proposals to maintain access (for vehicles and pedestrians) to the two existing dwellings on Queen's Park at all times during construction.**

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

Prior to construction commencing, full design details of a scheme for works to the public highway (carriageway, footway, kerbs, lighting, gullies etc) shall be

submitted to and approved in writing by the local planning authority in consultation with the Highways Authority. Such details shall form part of an agreement with the Highways Authority under Section 278 of the Highway Act 1980, unless otherwise agreed in writing with the Local Planning Authority.

Reason : In the interests of highway safety / capacity [delete as appropriate] and the relevant provisions of the National Planning Policy Framework.

The development shall not be occupied until the public highway works approved under the Section 278 agreement have been completed to the satisfaction of the Local Planning Authority in consultation with the Local Highway Authority.

Reason: To ensure highway improvements are functional before the development increases highway use.

Advisory Statement

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

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

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management