
Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 14 March 2025

Your reference: 4/25/2048/0F1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2048/0F1
Site Address: FORMER GROVE COURT HOTEL, CLEATOR
Proposal: RESIDENTIAL DEVELOPMENT OF 6 DWELLINGS

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:

Highways Comments

I am satisfied from a highways point of view that since the site is using the existing access (which will have seen a more intense use than the 3 additional houses proposed off the intermediate access road) there will be no material change to the current arrangement and therefore no objection to the site layout and access proposals. I note that the access road is to remain private and that there is sufficient parking for each dwelling and also provision for refuse collection.

The private access road is of sufficient width but having a 1.5m high fence to the northern boundary tight against the back of the road and gardens will cut down / reduce forward visibility, increasing the risk of conflict, especially with pedestrians as there are no footways shown. The fence should be reduced in height to 0.6m and/or a 2m wide footway added to protect the pedestrians and provide visibility.

Similarly, the laurel hedge can be no more than 0.6m high at the middle access road (looking to the right) to provide visibility.

LHA Summary

These matters need further attention before I can make my final response.

LLFA Comments

I note that with the existing scenario, there is approximately 3,500m² of impermeable surface discharging at an uncontrolled rate to the UU combined system. The proposed development includes much more landscaping / permeable surfaces which brings the impermeable areas down to 1,659m² or nearly a 50% reduction. Therefore, I am satisfied

that with a drainage scheme designed in accordance with the NSTS including appropriate attenuation with a 50% betterment on the existing discharge rate will be possible. A further examination of the drainage destination options against the NPPF is included in the recommended conditions.

LLFA Summary

I can confirm that the LLFA has no objections to the proposal, subject to the following recommended conditions being included in any Notice of Consent which may be issued:

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance shall be submitted to and approved in writing by the Local Planning Authority. (Refer to the CDDG Appendix 7 for list of documents and evidence to be submitted)

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The drainage scheme submitted for approval shall also be in accordance with the principles set out in the submitted Drainage Strategy

The works shall be constructed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

Yours sincerely

June Farquharson
Assistant Development Management Officer