
Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 6 November 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.

Thank you for submitting the infiltration testing results, I have reviewed these in conjunction with the Phase 2 GI (Sept 2025) which confirms the the soil types (i.e. sands and gravels). I can confirm that these demonstrate the ground is satisfactory for an infiltration strategy using soakaways as proposed.

I am also satisfied with the level of detail provided to support the surface water strategy except for one area of detail. I cannot find any information or plans of the exceedance routes from the SW system as previously requested in my response of 15/09/25, repeated below.

I will need to see the exceedance routes from the low point of the drainage network / infiltration crates (to be indicated on the plans), if this is not the infiltration crates and the lowest point is the top of the system (i.e. near to the houses as for the north sides of Plots 1,2 and 3) then these properties are at an increased flood risk. Exceedance routes need to show a managed route to a suitable area without increasing risk to the properties or elsewhere.

I require further information as detailed above before I can do a full detailed response and conclusion.

Yours sincerely

Shamus Giles
Lead Officer - Flood & Development Management