

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 17 August 2026

Your reference: 4/25/2110/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2110/0F1
Site Address: LAND AT PARKSIDE ROAD, CLEATOR MOOR
Proposal: ERECTION OF 95 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) have reviewed the most recent revised plans as follows:

 [Engineering Layout Sheet 1 - Amended Details August 2026](#)

 [Engineering Layout Sheet 2 - Amended Details August 2026](#)

 [Engineering Layout Sheet 3 - Amended Details August 2026](#)

 [Engineering Layout Sheet 4 - Amended Details August 2026](#)

 [Levels Layout Sheet 1 - Amended Details August 2026](#)

 [Levels Layout Sheet 2 - Amended Details August 2026](#)

 [Levels Layout Sheet 3 - Amended Details August 2026](#)

 [Levels Layout Sheet 4 - Amended Details August 2026](#)

 [Section 38 Sheet 1 - Amended Details August 2026](#)

 [Section 38 Sheet 2 - Amended Details August 2026](#)

 [Site Framework Plan - Amended Details August 2026](#)

 [Surface Finishes & Kerbing Layout Sheet 1 - Amended Details August 2026](#)

 [Surface Finishes & Kerbing Layout Sheet 2 - Amended Details August 2026](#)

 [Surface Materials Plan - Amended Details August 2026](#)

and can confirm as follows :

Local Highway Authority & LLFA response:

All outstanding matters have been satisfactorily addressed and the LHA has no objections to the proposals. We do however recommend the following conditions are included in any consent:

Highway Conditions

The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall commence until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Council Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety.

The development shall not commence until visibility splays providing clear visibility of 60 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety.

Within 6 months of the development (or any part thereof) opening for business, the developer shall prepare and submit to the Local Planning Authority for their approval a Final Travel Plan with a baseline survey which shall identify the measures that will be undertaken by the developer to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes.

Reason: To aid in the delivery of sustainable transport objectives.

An annual report reviewing the effectiveness of the Travel Plan and including any necessary amendments or measures shall be prepared by the developer/occupier and submitted to the Local Planning Authority for approval on each anniversary of the approval of the Final Travel Plan for a period of five years thereafter.

Reason: To aid in the delivery of sustainable transport objectives.

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:

- **Details of proposed crossings of the highway verge;**
- **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;**
- **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)**
- **Measures to prevent construction vehicles travelling past nearby schools during peak pupil arrival and departure periods where reasonably practicable;**
- **A delivery management schedule restricting HGV arrivals and departures to outside the hours of 08:00-09:00 and 14:30-15:45 Monday to Friday during term time, unless otherwise agreed in writing by the Local Planning Authority;**
- **Measures to ensure mud, debris and dust are not deposited on the public highway; and**
- **Contact details for a site manager responsible for responding to traffic-related complaints.**

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.

S278 Offsite Highway Improvement Requirements

Prior to construction commencing, full design details of a scheme for off-site highway improvements, to include:

- 1. A speed limit + gateway feature with road markings and signs to the NE of the access.**
- 2. Widening and surfacing of the old Parkside Road along the site frontage, NE as far as the property known as Avalon.**
- 3. Pedestrian refuge and centre road hatching to provide a crossing point to the bus stops.**
- 4. Two bus stops with layby and shelters near to the site access.**
- 5. Widening of the footway on the A5086 from the SW site boundary to the junction with Greystone Avenue.**

Scheme details 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 off-site 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.

No development, including any site clearance or demolition, shall commence, until a suitably worded legal agreement (pursuant to Section 106 of the Town and Country Planning Act 1990) has been completed and secured with the Local Planning Authority to provide a financial contribution of:

- £4,000 for the TRO costs to move the 30mph speed limit (legal costs only - the actual works are delivered as part of the S278 scheme).**
- £6,600 for the Travel Plan monitoring fee for review of the Final Travel Plan and 5 annual monitoring reports.**

LLFA Conditions

No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed in accordance with the National Standards for Sustainable Drainage Systems (July 2025) (or any replacement standards) and shall follow the hierarchy of drainage options in the National Planning Practice Guidance. The scheme shall be informed by site ground conditions and where infiltration is proposed, the submission shall include infiltration testing to BRE365 (or any successor standard). Surface water shall not discharge to the public sewer unless it is demonstrated (to the satisfaction of the LPA) that infiltration and discharge to a watercourse are not reasonably practicable, and evidence of agreement in principle from the statutory undertaker is provided.

The scheme shall accord with the principles and parameters set out in the Flood Risk Assessment & Drainage Strategy dated 23 July 2025. The approved scheme shall be implemented before first occupation (or first use) and shall thereafter be retained, maintained and managed in accordance with the approved details.

Reason: To ensure sustainable drainage, to manage flood risk and pollution, and to secure a scheme that can be implemented and maintained.

No development shall commence until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out measures to manage surface water, silt and pollution during the construction phase (including temporary drainage, storage, treatment and maintenance) and shall be implemented for the duration of construction.

Reason: To prevent flooding and pollution during construction.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management