
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 8 May 2026

Your reference: 4/26/2035/0R1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2035/0R1
Site Address: SITE OF FORMER BECKERMET SERVICE GARAGE, BECKERMET
Proposal: APPLICATION FOR APPROVAL OF RESERVED MATTERS
RELATING TO ACCESS, APPEARANCE, LANDSCAPING LAYOUT &
SCALE FOR FIVE DWELLINGS PURSUANT TO OUTLINE
PLANNING APPROVAL 4/23/2034/001

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the revised plans and evidence including:

- Proposed site plan (with revised visibility splays)
- Email response from agent to the LHA comments
- Traffic Count Report

and can confirm as follows :

Local Highway Authority response:

My revised observations on the various elements are as follows:

Visibility Splays at Access

The speed survey results show that the proposed splays at the access are suitable for the recorded 85th %ile speeds.

Access Road / Shared Driveway

The revised layout is acceptable and meets the minimum layout / geometric requirements.

The detailed aspects such as highway drainage and construction will be reviewed as DoC 7 and 8.

Footways

The revised layout is acceptable and meets the minimum layout / geometric requirements for access.

Servicing

There is sufficient turning space for small delivery vans in the private courtyard

The existing refuse collection arrangement remains in place with collection from the front.

Parking

Parking provision is considered sufficient.

LHA Conclusion:

The Local Highway Authority is satisfied that the reserved matters details are acceptable in highway terms and accord with the outline permission. We therefore have no objection to the approval of the reserved matters application.

It is noted, however, that a number of conditions attached to the outline consent remain outstanding and will require formal discharge.

Lead Local Flood Authority response:

This RM application does not consider the Surface Water Drainage design and associated maintenance. This is covered by Conditions 5 and 6.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management