

# COPELAND BOROUGH COUNCIL

The Copeland Centre, Catherine Street, Whitehaven, Cumbria, CA28 7SJ



Town and Country Planning Act 1990

App No 4/08/2107/0

## NOTICE OF GRANT OF PLANNING PERMISSION

CALVA DESIGN STUDIO  
CALVA HOUSE  
CALVA BROW  
WORKINGTON  
CUMBRIA CA14 1DE

PROPOSED EXTENSIONS & ALTERATIONS TO PROVIDE  
INDEPENDENT SELF SUPPORTIVE CARE UNITS, NEW  
KITCHEN/LAUNDRY/BOILER ROOM FACILITIES AND  
ENLARGED DINING & LOUNGE FACILITIES WITH NEW CAR  
PARK AND ACCESS ROAD  
JOHNSON HOUSE, HILLCREST AVENUE, HILLCREST,  
WHITEHAVEN, CUMBRIA.  
THE ABBEYFIELD SOCIETY

The above application dated 06/03/08 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions :

1. The development hereby permitted shall be commenced within THREE years from the date hereof.
2. Trees T11-23 inclusive, as identified on the tree survey and constraints plan, shall be retained. Adequate protection measures for the retained trees during the course of development, including the erection of fencing and the installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with British Standard BS 5837, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
3. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written

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consent of the Local Planning Authority.

4. If within a period of two years from the completion of the development any retained or newly planted tree is uprooted, destroyed, or dies, another tree shall be planted at the same place. That tree shall be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.
5. A hedgerow shall be planted round the new boundary line of the extension hereby approved, the specification for which shall be in accordance with the Council's Landscape Officer's recommendations dated 8 May 2008. The hedgerow as approved shall be planted before the development hereby approved is brought into use.
6. No development shall take place until a scheme showing construction details, surface finishes, drainage and lighting of the vehicular access, car park and footpath hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details before the extension is brought into use.
7. No development shall commence until a detailed scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details before the extension is brought into use.

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

To ensure adequate protection is afforded to the trees on the site which are subject to a Tree Preservation Order.

To strengthen and improve planting in the area in the interests or general amenity.

To ensure the adequate construction of the access, car park and footpath in the interests of highway safety.

To ensure a satisfactory drainage scheme.

Reason for decision:-

An acceptable scale and design of extension and alterations to this established care home within an area covered by a Tree

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Preservation Order, in accordance with Policies ENV 10 and HSG 18  
of the adopted Copeland Local Plan 2001-2016.

Please read the accompanying notice

29 May 08

*J. A. Pomfret*  
Development Services Manager