

Manning Elliott
Langlands,
Pallet Hill,
Penrith,
CA11 0BY

Date

FORMER CLEATOR MILLS SITE, CLEATOR
PLANNING CONDITIONS REF 4/22/2364/0F2

Further to our discussions we write to present supporting documents in relation to the following conditions.

- Condition 3 - Highway Details
- Condition 4 - Drainage Arrangements
- Condition 13 - Operational Drainage Arrangements

The following paragraphs present the conditions and the enclosed documents we have produced to discharge the condition.

CONDITION 3

Condition 3 states :

Notwithstanding the submitted details, no development shall commence until details, including longitudinal/cross sections of the carriageway, footways, footpaths etc. have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details before the development is complete.

We enclose the following documents associated with the proposed development in respect to the highways.

Drawing	Description
23-406 DWG100	Overall Site Layout
23-406 DWG101	Overall Drainage Layout

23-406c007

Kingmoor Consulting Ltd, Suite 4, Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ

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Drawing	Description
23-406 DWG102	Kerb Layout and Setting Out
23-406 DWG103	Surface Water Drainage Schedules
23-406 DWG104	Foul Water Drainage Schedules, kerb details

We consider that the above is sufficient for the discharge of the condition.

CONDITION 4

Condition 4 states :

Notwithstanding the submitted details, no development shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage schemes must be based on the hierarchy of drainage options in the Planning Practice Guidance.

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.

Prior to occupation of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

We enclose report 23-406r004 Drainage Report which addresses all the requirements of the planning condition.

CONDITION 13

Condition 13 states :

No development hereby approved shall be occupied until a Sustainable Drainage Management and Maintenance Plan (SDMMP) for the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority. The SDMMP shall include as a minimum: (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and, (ii) Arrangements for inspection and

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ongoing maintenance of all elements of the sustainable drainage system and compensatory storage areas to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall be completed, maintained and managed in accordance with the approved SDMMP.

We enclose 23-406r003 Operational Drainage Maintenance Plan which addresses all the required points for the condition.

We trust this is satisfactory for your needs at present and please do not hesitate to contact us if you require any more information.

Yours Sincerely

Colin Aimers
BEng Hons CENG CENV MICE
Kingmoor Consulting Ltd

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