

Our Ref: 2019-39d

Heather Morrison
Principal Planning Officer
Planning – Development Management
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ

6th December 2021

VIA E-MAIL ONLY

Dear Mrs Morrison,

Re: Variation of Condition Applications – Millom Ironworks Retreat, Devonshire Road, Millom, Cumbria, LA18 4JP

Adams Planning & Development Ltd (APD) are writing on behalf of As If By Magic (AIBM) in order to submit a variation of condition planning application that updates a number of plans and reports that were previously conditioned within the Decision Notice (Ref: 4/20/2182/0F1).

This planning application is seeking a variation of the following planning conditions to update and/or correct the plans and reports referenced therein:

- Condition 2 – approved documents/plans
- Condition 3 – Surface water strategy
- Condition 12 – Substituting footway linkage plan

The updated proposals provide minor amendments to the approved scheme and represent a further enhancement of the proposed regeneration scheme for the Ironworks site. The proposals will lead to significant environmental and biodiversity gains as well as an exemplary community and visitor facilities for the Millom and wider Copeland and South Cumbria area.

We have enclosed the following information that provides clarifications on the variation of conditions application:

- 1) A copy of the Decision Notice (Ref: 4/20/2182/0F1)
- 2) A planning conditions schedule dated 6th December 2021
- 3) Condition 2 substitute plans/information, including:
 - IRN_IDK Planning Drawings Revised
 - Barnes Walker Landscape Layout (Drawing No. M2685.04T)
 - Landscape Layout – Warehouse, Drawing No. M2685-05C
 - Landscape Management Schedules, Ref. M2685-MS-21.02-01, September 2021
 - Landscape Management Plan, Ref. M2685-MP-21.09-01, September 2021
 - Drainage Strategy Report, Ref: CN 20404, Version 4 – 22nd September 2021
 - Existing Drainage Layout, Drawing No. 20404_STG3_01Rev.A



- Proposed Drainage Layout, Drawing No. 20404_STG3_02Rev.D
 - Proposed Road Layout, Drawing No. 20404_STG3_03Rev.D
 - Proposed Sightlines, Drawing No. 20404_STG3_04Rev.B
 - Typical Construction Details (1), Drawing No. 20404_STG3_05.1Rev.B
 - Typical Construction Details (2), Drawing No. 20404_STG3_05.2Rev.B
 - Construction Environmental Management Plan, Rev. 1, 06/08/2021 by AIBM Ecology
- 4) Condition 3 surface water drainage information, including:
- MPG Drainage Strategy report (Ref: CN20404, V4 dated 22nd September 2021)
 - Proposed Drainage Layout, Drawing No. 20404_STG3_02Rev.D
 - Proposed Road Layout, Drawing No. 20404_STG3_03Rev.C
 - Proposed Sightlines, Drawing No. 20404_STG3_04Rev.B
 - Typical Construction Details (1), Drawing No. 20404_STG3_05.1Rev.B
 - Typical Construction Details (2), Drawing No. 20404_STG3_05.2Rev.B
 - Typical Highway Construction Details, Drawing No. 20404_STG3_06.1Rev.B
- 5) Condition 12 – See updated Master & Site Co-ordination Plan 03 – IRN-IDK-00-MP-502 in IDK's updated drawing pack.

This variation of condition application has been submitted and paid for via the Planning Portal. We trust that Copeland Borough Council are fully satisfied with the information contained herein. The under-signed will contact the Council's validation team within a fortnight of the submission in order to establish the Council's anticipated validation timeframes.

Yours sincerely,

Russell Adams
For and on behalf of Adams Planning + Development Ltd

Encl:

- *See above list*

Cc:

- *Gavin Towers – AIBM*
- *Magda Maculewicz – Counter Culture*
- *Mike Lim – IDK Architects*

