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Date: 26th July 2021
FAO: Nick Hayhurst

Land at St Michaels Chapel, Moresby Parks Road, Moresby Parks, Whitehaven
4/18/2044/0F1 - Construction Of 5 No. Detached Houses

Further to the receipt of the planning permission to the above site I would like to take this opportunity to formally remove all dischargeable conditions attached to the approval.

Condition 1

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Informative condition - I can confirm pre-works have started on preparation of the existing site drainage system and FIC1 inspection chamber and demolition of the former chapel and formation of the site entrance.

Condition 2

Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:

Informative condition - I can confirm that the site will be constructed in accordance with the approved plans.

Condition 3

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing.

Dischargeable condition – see attached plan MLJ-DS-002 and soakaway design as outlined within the “Proposed Foul & Surface Water Drainage Report - FSWDR-001”

Condition 4

Foul and surface water shall be drained on separate systems.

Dischargeable condition – see attached plan MLJ-DS-002 and as outlined within the “Proposed Foul & Surface Water Drainage Report - FSWDR-001”

Condition 5

Prior to the first occupation of the dwelling hereby permitted, full details of the foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

Dischargeable condition – see attached plan MLJ-DS-002 and soakaway design as outlined within the “Proposed Foul & Surface Water Drainage Report - FSWDR-001”

Condition 6

The carriageway, footways, footpaths etc shall be designed, constructed, drained and lit to the satisfaction of the Local Planning Authority 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.

Dischargeable condition – see details and design highlighted on plan MLJ-DS-018 - Proposed Highways Plan

Condition 7

The development shall not commence until visibility splays providing clear visibility of 2.4m x 45 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway.

Dischargeable condition - see details and design highlighted on plan MLJ-DS-018 - Proposed Highways Plan

Condition 8

The access drive shall be surfaced in bituminous, or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.

Dischargeable condition – see details and design highlighted on plan MLJ-DS-018 - Proposed Highways Plan

Condition 9

Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced.

Dischargeable condition – see attached plan MLJ-DS-018 and as outlined within the “Proposed Foul & Surface Water Drainage Report - FSWDR-001”

Condition 10

Access gates, if provided, shall be hung to open inwards only away from the highway.

Informative condition - I can confirm that no access gates are to be fitted on the whole development in line with the approved plans.

Condition 11

Full details of the highway surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced.

Dischargeable condition – see attached plan MLJ-DS-018 and as outlined within the “Proposed Foul & Surface Water Drainage Report - FSWDR-001”

Condition 12

No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Informative condition – However I can confirm that No dwellings shall be occupied until the above details have been complied with.

Condition 13

No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and constructed to subbase.

Informative condition – However I can confirm that No dwellings or buildings or structures shall be commenced until the access roads have been complied with.

Finally, if you have any queries regarding the above or would like further details on any aspect please don't hesitate to contact me.

Kind regards

Michael Jordan