

**Detailed Planning Application for Seven Terraced Houses at Former Clinic Site
Ennerdale Road Cleator Moor Cumbria CA25 5LT ref 4/19/2420/001**

Design and Access Statement

Amended 22nd June 2021

**Amended to unclude a Summary of the Surface Water Drainage Hierachy
Assement.**

This design and access statement has been prepared to describe the full planning details and design details. Reference is made to the previous Outline Approval Ref 4/14/2238/001 and the attached conditions of this previous approval. This approval has now lapsed but by addressing the original conditons these application details are designed to demonstrate that the original conditions can be achieved or mitigated successfully.

Description.

The proposal is for seven two bedroomed terraced houses on a previously approved in outline site in a residential area of the town of Cleator Moor

The local authority have obviously recognised the site as suitable for housing and within their policy constraints.

The application addresses the original conditions in outline as follows.

1. Layout, scale and appearance.

The layout is shown on the block plan. The buildings are of a modern design but match the scale and appearance of the existing built enviroment, more pertinantly the residential buildings. The terrace design reflects the terraces around the site with the bay windows borrowing detail from the larger houses in the vacinity. The buildings are traditional construction with modern finishes.

The roof will be flat profile dark grey tiles which are now a feature of the area and compliment the more traditonal slate on older buildings.

The walls will be smooth render in a traditional shade, to be finally approved by the planning authorty after presentatio of a representatrive sample. It would be trusted that the planniing authority would accept a light pastel shade which would brighten the development and the area.

2. Detailed plans.

Detailed plans are submitted as requested, showing the site location, the building's relationship to existing buildings, the block plan, detailed floor plans and elevations and proposed drainage disposal, parking and bin spaces.

3. Plans.

The plans are co-ordinated with the original plans and planning statement. The number of dwellings had been reduced from the original outline proposal of 8 dwellings to seven dwelling to maximise the quality of living space, parking and bins provision.

4. A construction plan

The main contractor will provide a full construction plan when appointed.

At this stage the developer can advise, the whole site will be developed as one terrace the land to the rear of the dwelling houses which will eventually be the parking and external bins and raised terraces will be used for the site compound during the works. Materials and site accommodation will be carefully stored and managed in this area and the whole area will be fenced for security and public safety.

It would be anticipated that scaffolding would be erected along the public footpath at first lift and this will be designed erected and highlighted with high visual safety tapes and overhead protection nets and scaffold boards to protect over the footpaths. Any infringements to the highway will be agreed with the highway authority and carried out strictly to the highway planning officer and divisional engineers safety advice and specification and under the authority supervision.

As the construction nears completion and the majority of the dwellings are secure and fitted out the main contractor will decant from the site and reduce the physical presence to allow the landscaping drainage and services to be installed on the land to the rear. The amount of materials and labour will at this stage reduce and will be brought in on a daily basis to to minimise external storage and work force facilities as the space and need for them reduces.

It is inevitable during construction works that there will be some disruption to the local area but the main contractors programme will be designed to minimise any inconvenience to the neighbourhood. By careful management and consideration neighbours can be kept informed of any disruption to their normal routines and any reasonable demands or requests can be considered in the works programme. Working hours will be restricted to the normal working week and the hours 8am to 5pm during Monday to Friday.

Noise levels will be controlled and radios on site will be forbidden in outdoor areas.

The will be no fires on site and the disposal of waste materials will be carried out daily to keep the site safe clean and tidy.

The will be a dedicated site official to deal with public queries and concerns and out of hours contact details published.

The final detail of the plan will address all these issues and will be put forward by the main contractor for consideration prior to the works commencing

5. Parking

Each site is allocated a single parking space 6 metres by 2.4 metres accessible off the rear lane which is approximately 4.5 metres wide. The manuvability is improved by setting back the terrace wall to ease ingress and egress.

6. Foul Drainage

New foul drainage will be collected to a new sewer along the back of the site connected to the existing combined main sewer.(see sewer plan appendix)

7. Surface water drainage.

The surface water drainage will be based upon the surface water drain design hierarchy

As stated in the National Planning Practice Guidance, the aim should be to discharge surface water run-off as high up the drainage hierarchy, as reasonably practicable:

Route A Into the ground (infiltration);

The project is designed on an existing brownfield site where existing buildings and hard standing covered all the site. While the ground may have some ability to percolate rainwater it is highly likely that and the existing has been overlaid with sub-base strata and heavily compacted reducing any possibility of ground percolation.

The revised use of the site is also has a high density footprint with no soft landscaping and garden area, save for the raised terraces to the rear. These terraces are approximately 6 metres deep from the dwelling and it would not be practically feasible to bury soakaways under the parking bays or raised terraces “ Soakaways should be built a distance of at least 5.0m from any houses or buildings. This is to prevent any negative effects from the infiltrating water on the house foundations “. This would not only be relevant to the new development but also the rear outcrops and walls to the existing terraced houses behind the development site.

“Local Authorities and water boards generally require proof (BRE Digest 365 Soakaway Tests) that the ground is not suitable infiltration into the ground, before connecting to sewers, drains and other drainage systems”.

Because of these physical constraints it was not considered necessary to carry out a BRE Digest 365 Soakaway Tests as the soakaways cannot be physically and practically accommodated on the site.

Because the existing building and hard standing previously covered a similar area to the site proposal and there was no known history of surface water surcharge or flooding directly related to the surface water from the proposal site the considered solution was to maintain the current status of drainage which had no history of failure.

Route 2 To a surface water body*;

There is no body of water in the vicinity and River Ehen is so distant as to make drainage directly to the river impractical.

Route 3 To a surface water sewer, highway drain, or another drainage system*;

The United Utilities drainage plan for the area shows no surface water sewers in the vicinity and should there be separately owned highway drains perhaps under the control of Cumbria County highways they would not allow private rainwater run off into their drains. It would even be expected that even where the drainage hierarchy has been followed The Cumbria County Council Highway planning Division will still request by condition that no private drainage should enter the Highway drainage system and the measures to prevent this should be demonstrated.

Route 4 to a combined sewer*.

There is a combined sewer in the area to which the whole site previously drained without any known history of sewer surcharge or flooding directly related to the site's use of the sewer it was therefore considered appropriate to use this existing service at the least environmental risk

There was an existing Clinic on the site and the surface water drainage from the roof downpipes will be connected into this drain. Parking and terrace drainage will be connected to the combined sewer.

Conclusions

While the outline application has now lapsed the applicant has determined to make a full application for the development of the previously approved site and has addressed all the issues conditioned in the outline approval.

This scheme has been designed to bring the vacant building plot into use by making it a commercially viable development project. The applicant seeks by changing the use of the property to be able to meet an ongoing need for residential property in the town centres in line with Central and Local Government policies.

The proposals are recommended to Copeland Borough Council as a positive way to meet their housing supply criteria with no impact on the countryside and no

major infrastructure as the site has all services and roads to hand. This makes the proposal extremely environmentally sustainable.