



Application for Approval of Details Reserved by Condition Supporting Statement

September 2025

22031 Residential Development, Griffin Close, Frizington

PASSIONATELY CREATING ENVIRONMENTALLY AND SOCIALLY SUSTAINABLE SPACES

Our shared vision across Architects Plus is to produce beautiful, purposeful and timeless buildings that are sustainable and inclusive.

We are a proud forward-looking Cumbrian company who have become one of the region's most progressive and successful practices, with an established reputation for practical, sustainable and beautifully crafted buildings.

We continue to evolve our practice and use our decades of experience and knowledge in new build, retrofit and refurbishment projects across a wide variety of sectors to meet the changing needs of our clients and address the climate challenges ahead.

We have a dedicated team of established qualified professionals who can assist in everything from heritage, conservation and accessibility to sustainable design, carbon analysis and energy efficiency.

1	INTRODUCTION
2	CONDITIONS

1

INTRODUCTION

1.1 PROJECT DESCRIPTION

1.2 SITE ADDRESS

X (Easting) 303361, Y (Northing) 517394



Approved Site Plan

2 | CONDITIONS

2.1 CONDITION 3

Construction Environmental Plan

Prior to the commencement of any construction on site, a site specific Construction Environmental Management Plan must be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and any use of site lighting in the construction phase.

Construction Environmental Management Plan prepared by Thomas Armstrong (Construction) Ltd. Dated September 2025.

2.2 CONDITION 4

Construction Traffic Management Plan

Prior to the commencement of any construction on site, a Construction Traffic Management Plan must be submitted to and approved in writing by the local planning authority. The CTMP shall include details of,

- Pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;
- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;

- Construction vehicle routing;
- The management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- Surface water management proposals during the construction phase

Construction Traffic Management Plan prepared by Thomas Armstrong (Construction) Ltd. Dated September 2025.

2.2 CONDITION 4

Foul and Surface Water Drainage

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- Foul and surface water shall drain on separate systems.

The approved schemes shall also 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 schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Email dated 05/08/2025 from Paul Telford, CC Lead Flood Authority confirming the information submitted with the original planning submission is sufficient to discharge the planning condition.

Resubmission of all the RG Parkins drainage design information.

K41128.002—RGP response to UU

K41128.CMP—003A SuDS Construction Management Plan

K41128.FRA—001A FRA and Drainage Strategy

K41128.O&M-002A

K41128-10B Foul and Surface Water Drainage Layout

K41128-11A SW Catchment Plan

K41128-12A Typical Construction Details 1 of 2

K41128-13A Typical Construction Details 2 of 2

K41128-14A Construction Phase SW Runoff Mitigation



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