

Our Ref: 15C100104
Your Ref: 4/22/2184/001

26 November 2024
Cumberland Council (Copeland Area)
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Sir / Madam,

**APPLICATION TO DISCHARGE 4, 5, 17 & 18 OF NEW S73 OUTLINE PLANNING PERMISSION
REFERENCE 4/24/2300/0B1 FOR THE HUB.**

Overview

Planning permission was granted on 30 October 2024 for application 4/24/2300/0B1:

"Variation of condition 3 to amend parameter plan and condition 23 to allow for office use in addition to the approved uses of planning approval 4/22/2184/001 outline application for the erection of a new building up to 4000 square metres in floorspace for various uses, car parking, landscaping & engineering works."

The original outline permission 4/22/2184/001 have been varied by the Section 73 approval 4/24/2300/0B1. A previous discharge application was submitted and approved before the variation which granted discharge of conditions 4, 6 and 7 of the original decision notice. This application seeks to discharge the abovementioned conditions of the varied decision notice 4/24/2300/0B1.

Condition Wording

Condition 4 - Submission and Approval of Carriageways, Highways, Footpaths and Cycleways

The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained 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. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

Condition 5 - Submission and Approval of Surface Water Drainage Scheme

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. 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 and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The drainage scheme submitted for approval shall also be in accordance

with the principles set out in the Drainage Philosophy dated 03/10/2022 proposing surface water discharging indirectly to the culverted Nor Beck.

Condition 17 - Submission and Approval of Car Park Surface Details

The proposed car park shall be surfaced in permeable paving, details of which shall be submitted to and approved in writing by the Local Planning Authority before works on the car park commence. The car park shall be surfaced as approved and maintained as such thereafter.

Condition 18 - Submission and Approval of Carriageways, Highways, Footpaths and Cycleways

No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall include planting plans and written specifications of plants, species, sizes and densities. Landscaping shall be carried out in accordance with the approved details before the development is occupied.

Forms and Documents

To assist in your formal consideration of this application, the following documentation has been submitted to the Council electronically via the Planning Portal:

Car Park, Carriageways, Highways, Footpaths and Cycleways (Conditions 4 and 17)

- General Arrangement (CMIQ-TTE-HUB-ZZ-DR-H-0100 P03)
- Standard Details Sheet 1 (CMIQ-TTE-HUB-ZZ-DR-H-2600 P03)
- Standard Details Sheet 2 (CMIQ-TTE-HUB-ZZ-DR-H-2601 P03)
- Traffic Signs and Road Markings (CMIQ-TTE-HUB-ZZ-DR-H-1200 P03)
- Kerbs, Footways and Paved Areas (CMIQ-TTE-HUB-ZZ-DR-H-1100 P03)
- Pavements (CMIQ-TTE-HUB-ZZ-DR-H-0700 P03)
- Cross Section Turning Head (CMIQ-TTE-HUB-ZZ-DR-H-0071 P03)
- Cross Section Access Road (CMIQ-TTE-HUB-ZZ-DR-H-0070 P03)
- Car Park Cross Sections (CMIQ-TTE-HUB-ZZ-DR-H-0060 P02)
- Long Sections (CMIQ-TTE-HUB-ZZ-DR-H-0050 P03)
- Drainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0500 P03)
- Site Clearance (CMIQ-TTE-HUB-ZZ-DR-H-0200 P03)
- Swept Path Analysis Fire Truck (CMIQ-TTE-HUB-ZZ-SK-H-0017 P01)
- Swept Path Analysis 3.5t Around Hub Centre (CMIQ-TTE-HUB-ZZ-SK-H-0016 P01)
- Swept Path Analysis Refuse Vehicle (CMIQ-TTE-HUB-ZZ-SK-H-0015 P01)
- Swept Path Analysis 7.5t South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0014 P01)
- Swept Path Analysis South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0013 P01)
- Swept Path Analysis 3.5t Van 3 Delivery Zones (CMIQ-TTE-HUB-ZZ-SK-H-0011 P01)
- Isopachytes (CMIQ-TTE-HUB-ZZ-DR-H-0600 P02)

- Chainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0010 P03)
- Contours (CMIQ-TTE-HUB-ZZ-DR-H-0000 P02)

Surface Water Drainage (Condition 5)

- Hub – Drainage Details (CMIQ-BGP-05-XX-DR-C-52-05135 P05)
- Hub – Flow Control Manhole (S7) (CMIQ-BGP-05-XX-DR-C-52-05136 P03)
- Hub – Impermeable Areas Plan (CMIQ-BGP-05-XX-DR-C-52-05101 P08)
- Hub – Drainage Enabling Works (CMIQ-BGP-05-XX-DR-C-52-05137 P03)
- Hub – Typ. Attenuation Tank Details (CMIQ-BGP-05-XX-DR-C-52-05138 P03)
- Hub – FW Pumping Station (CMIQ-BGP-05-XX-DR-C-52-05139 P01)
- Hub – Drainage Plan (CMIQ-BGP-05-XX-DR-C-52-05140 P03)
- Hub – Manhole Schedule (CMIQ-BGP-05-XX-DR-C-52-05131 P08)

Landscape Details (Condition 18)

- Landscape Site Plan (CMIQ-ONE-ZZ-XX-DR-L-0001 P17)
- Hardworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0002 P09)
- Softworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0003 P09)
- Tree Retention and Protection Plan (CMIQ-ONE-ZZ-XX-DR-L-0005- P05)
- Detailed Planting Plan 1 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0201 P06)
- Detailed Planting Plan 2 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0202 P06)
- Detailed Planting Plan 3 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0203 P06)
- Outline External Levels (CMIQ-ONE-ZZ-XX-DR-L-0401 P04)
- Mound Section Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0402 P03)
- Mound Section Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0403 P01)
- Typical Soft Landscape Sections Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0601 P04)
- Typical Soft Landscape Sections Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0602 P03)
- Refuse Store Details (CMIQ-ONE-ZZ-XX-DR-L-0603 P02)
- Main Entrance Street Furniture Details (CMIQ-ONE-ZZ-XX-DR-L-0604 P03)
- Cycle Store Details (CMIQ-ONE-ZZ-XX-DR-L-0606 P02)

Next Stages and Contact

We look forward to discussing the details of this application further with the Council, following payment of the associated application fee via internal transfer.

Yours Sincerely



Chris Johnson MRTPI
Associate Planner

For and on behalf of Avison young (UK) Limited