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Town and Country Planning Act 1990 (As amended)

4/16/2409/001

NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION

Alpha Design
Alpha Design
7 Europe Way
COCKERMOUTH
Cumbria CA13 0RJ
FAO Mr Glen Beattie

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 65 DWELLINGS INCLUDING
FULL DETAILS OF ACCESS WITH ALL OTHER MATTERS RESERVED
KEEKLE MEADOWS, CLEATOR MOOR

High Grange Developments Ltd

The above application dated 22/11/2016 has been considered by the Council in pursuance of its powers under the above mentioned Act and OUTLINE PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

- 1 The layout, scale and landscaping shall be as may be approved by the Local Planning Authority

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

- 2 Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be commenced not later than the later of the following dates:-

- a) The expiration of THREE years from the date of this permission

Or

- b) The expiration of TWO years from the final approval of the reserved matters

or, in the case of approval on different dates, the final approval of the last such matter to be approved

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. 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: -
- Site Location Plan, scale 1:2500, drawing number 06/11/542-100, received on 22nd November 2016
 - Proposed Access Ghost Island Arrangement, scale 1:500, drawing number C001, received on 14th January 2016
 - Phase 1 Desk Top Study Report (Preliminary Environmental Risk Assessment), reference 2016-2215, prepared by Geo Environmental Engineering, dated 08th November 2016
 - Flood Risk Assessment and Drainage Strategy, reference 06/11/542-FRA/1, prepared by Alpha Design, dated November 2016
 - Supporting Planning Statement received on 22nd November 2016
 - Design and Access Statement, reference 06/11/542-DAS 2/1, prepared by Alpha Design, dated 11th November 2016
 - Stage 1 Road Safety Audit, reference A085136/RSA1, prepared by WYG, dated January 2017
 - Transport Statement, reference A085136/EB1, prepared by WYG, dated January 2017

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 4 The carriageway, footways, footpaths, cycleways and Junction onto the B5295, including the gateway feature, pedestrian refuges and ancillary works, shall be designed, constructed, drained and lit to a standard suitable for adoption; 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. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works to the access so approved shall be constructed before the development commences and all work to the internal roads shall be completed prior to the occupation of the 50th dwelling hereby permitted.

Reason

To ensure a minimum standard of construction in the interests of highway safety

- 5 The junction of the access road and the B5295 shall be modified strictly in accordance with the details approved on WYG drawing no. A 085136 – C001 to the satisfaction of the Local Planning Authority in consultation with the Local Highway Authority. The modification works shall be completed and made fully operational before the 100th dwelling served by the access road is occupied

Reason

For the avoidance of doubt and to ensure that a safe junction can be provided to serve the site in the interests of highway safety

6. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason

The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users

7. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment & Drainage Strategy, ref. 06/11/542-FRA/1 dated November 2016 which was prepared by Alpha Design proposing surface water discharging into the River Keekle and foul water discharging into combined/foul sewer.
No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

8. 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. The sustainable drainage management and maintenance plan shall include as a minimum

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company, and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved

Reason

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121)

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848

Further information is also available on the Coal Authority website at www.gov.uk/government/organisations/the-coal-authority

- 2 A water main/trunk main crosses the site. United Utilities need access for operating and maintaining it, and have therefore indicated that they will not permit development in close proximity to the main. An access strip of no less than 10 metres, measuring at least 5 metres either side of the centre line of the pipe shall be provided. The applicant must comply with our standard conditions for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense.

Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, United Utilities have the right to inspect, maintain, adjust, repair or alter their mains. This includes carrying out any works incidental to any of those purposes.

Please read the accompanying notice

15/02/2017



p.p. Pat Graham
Managing Director