

Town and Country Planning Act 1990 (As amended).

4/16/2416/001

NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION

Taylor and Hardy
North House
Kingstown
CARLISLE
Cumbria CA6 4BY
FAO Ms Julie Diamond

**OUTLINE APPLICATION FOR 10 RESIDENTIAL DWELLINGS (PHASE 1)
LAND TO FRONTAGE OF HARRAS ROAD, HARRAS MOOR, WHITEHAVEN
North Associates**

The above application dated 28/11/2016 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, appearance, means of access thereto 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 1:1250, drawing number 10, received on 28th November 2016
 - Proposed Phase 1 Visibility Splays onto Harras Road, scale 1:500, drawing number A102248/C002 dated 09th March 2017
 - Planning Statement, prepared by Taylor and Hardy, reference JTD/16/123, dated October 2016
 - Design and Access Statement, prepared by Taylor and Hardy, reference JTD/2016/123, dated October 2016
 - Ecology Appraisal-Phase 1, prepared by Open Spaces. Reference SCS82v1, dated April 2016
 - Ecological Appraisal for Great Crested Newts, prepared by Open Space, reference GCN16v1, dated June 2016
 - Preliminary Environmental Risk Assessment, prepared by GEO Environmental Engineering, reference 2015-1558, dated 23rd July 2015
 - Coal and Mining Assessment, prepared by Elliott Environmental Surveyors, reference EES15-174, dated 6th June 2016
 - Transport Assessment, prepared by RWO Associates, reference PB/15032.100 version 2, dated November 2015
 - Travel Plan, prepared by RWO Associates, reference PB/15032.200, dated November 2015
 - Flood Risk Assessment and Outline Drainage Strategy, prepared by WYG, reference A101943, dated March 2017
 - Flood Risk Assessment, prepared by RWO Associates, reference RO/FRA/15032.1, dated December 2015
 - Drainage Statement, prepared by RWO Associates, reference 15032/DS/1, dated December 2015

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 proposed accesses hereby approved shall be formed in accordance with approved plans.

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

5. There shall be no vehicular access to, or egress from the site other than via the approved access as illustrated on plan reference number A102248/C002, unless otherwise agreed by the Local Planning Authority.

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety in accordance with the National Planning Policy Framework and to support Local Transport Policies LD7, LD8 and policies T1 and DM22 of the Copeland Local Plan.

6. The carriageway, footways, footpaths and cycleways associated with the development 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 prior to the commencement of development. No work shall be commenced until a full specification has been approved in writing by the Local Planning Authority. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason:

To ensure a minimum standard of construction in the interests of highway safety, in accordance with the National Planning Policy Framework and to support Local Transport Plan policies LD5, LD7, LD8 and policies ST1, T1 and DM22 of the Copland Local Plan.

7. Ramps shall be provided on each side of every junction to enable wheelchairs and pushchairs to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to, and approved in writing, by the Local Planning Authority prior to works commencing and implemented as approved.

Reason

To ensure that pedestrians and people with impaired mobility can negotiate road junctions safely in accordance with policy DM22 of the Copeland Local Plan.

8. No development shall take place until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall include:

- the means of access for demolition and construction traffic
- the loading and unloading of plant and materials
- the storage of plant and materials used in construction, including measures to prevent silt and other containments entering surface water drains and a scheme for recycling/disposing of waste resulting from construction works.

Reason

To protect neighbour amenity and to protect the environment from pollution in accordance with policy ST1 of the Copeland Local Plan.

9. No construction work associated with the development hereby approved shall be carried out outside of the hours of 07.30 hours-18.00 hours Monday-Saturday, nor at any time on Sundays and bank holidays, unless otherwise agreed in writing by the local planning authority.

Reason

In the interests of neighbouring residential amenity and in accordance with policy ST1 of the Copeland Local Plan.

10. No development shall commence on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

This written scheme will include the following components:

- An archaeological evaluation:
- An archaeological recording programme, the scope of which will be dependent upon the results of the evaluation:
- Where significant archaeological remains are revealed by the programme of archaeological work, a post-excavation assessment and analysis, preparation of a site achieve ready for deposition at a store approved by the local planning authority, completion of an archive report, and a submission of the results for publication in a suitable journal

Reason

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for examination and for the preservation, examination or recording of such remains.

11. The development hereby permitted shall not be commenced until such times as a scheme to dispose of foul and surface water has been submitted to and approved in writing by the local planning authority in relation to the development. The scheme shall be implemented as approved.

Reason

To protect the water environment and in accordance with policy DM11 the Copeland Local Plan.

12. The development hereby permitted shall not begin until a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- details of how the scheme shall be maintained and managed after completion;
- details of the design parameters used and confirmation that climate change has been incorporated into the design.

Reason

To prevent increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system in accordance with policies DM10 and DM24 of the Copeland Local Plan.

13. Before development commences full details of the foul drainage scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure the provision of a satisfactory drainage scheme and in accordance with policy DM24 of the Copeland Local Plan.

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. Public footpath 431022 crosses Phase 1 of the proposed development and must not be altered or obstructed before or after the development has been completed. If the footpath is to be temporarily obstructed then a formal temporary closure order will be required. Please contact andy.sims@cumbria.gov.uk for further information. Please note there is a 14 week lead in time for this process.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

02/08/2017

N. J. Hayhurst

PP Pat Graham
Managing Director