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*Proud of our past. Energised for our future.*

Town and Country Planning Act 1990 (as amended)

4/17/2376/OF1

NOTICE OF GRANT OF PLANNING PERMISSION

Archonics  
4 Park Road  
Swarthmoor  
ULVERSTON  
Cumbria LA12 0HH  
FAO Mr Martin Sekasi

ERECTION OF A DETACHED BUNGALOW AND CHANGE OF USE OF ALLOTMENT AREA TO  
EXTEND DOMESTIC CURTILAGE  
ALLOTMENT GARDENS, RICHMOND STREET, MILLOM  
Mr and Mrs Kirby

The above application dated 25/10/2017 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. 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.-
  - Location Plan, Scale 1 1250, Drawing No. (90) 01, received by the Local Planning Authority on the 25<sup>th</sup> October 2017.
  - Existing Ground Floor Plan, Scale 1 100, Drawing No. (20) 01, received by the Local Planning Authority on the 25<sup>th</sup> October 2017.
  - Existing Elevations, Scale 1:100, Drawing No. (20) 02, received by the Local Planning Authority on the 25<sup>th</sup> October 2017
  - Proposed Elevations and Section (Amended), Scale 1:100, Drawing No. (20) 22, Rev C, received by the Local Planning Authority on the 8<sup>th</sup> December 2017

- Proposed Site Plan (Amended), Scale 1:100, Drawing No: (20) 20, Rev C, received by the Local Planning Authority on the 8<sup>th</sup> December 2017.
- Proposed GF & LF Plan (Amended), Scale 1:100, Drawing No: (20) 21, Rev C, received by the Local Planning Authority on the 8<sup>th</sup> December 2017
- Flood Risk Assessment, received by the Local Planning Authority on the 25<sup>th</sup> October 2017.
- Design and Access Statement, received by the Local Planning Authority on the 25<sup>th</sup> October 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.

- 3 The development hereby permitted shall be carried out in accordance with and implement all of the detail and mitigation measures set out within the Flood Risk Assessment, received by the Local Planning Authority on the 25<sup>th</sup> October 2017. These measures should be retained at all times thereafter.

**Reason**

For the avoidance of doubt and to ensure that adequate measures are incorporated to protect the occupiers from flooding

- 4 Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

**Reason**

In the interests of highway safety and environmental management.

**Informative:**

1. United Utilities recommend the applicant implements the development in accordance with the surface water drainage hierarchy outlined within the NPPF. The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

- 2 A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.
- 3 It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities assets and the proposed development.
- 4 PROW (public footpath) number FP 415014 lies adjacent to the site. The Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

Reason

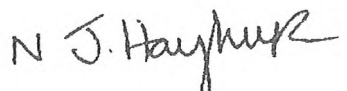
In the interest of highway safety

**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

02/02/2018

  
Pat Graham  
P.P. Managing Director