

Town and Country Planning Act 1990 (As amended).

4/20/2272/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Digital Media Centre
BARNSELY S70 2JW
FAO Mr Kelvin Ryan

**PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 18 NO. TWO AND THREE
BEDROOM HOMES INCLUDING ALL ASSOCIATED EXTERNAL WORKS AND DRAINAGE
WORKS
LAND TO WEST OF MEADOW ROAD AT JUNCTION WITH ULDALE ROAD, MIREHOUSE,
WHITEHAVEN**

Home Group

The above application dated 17/07/2020 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 number H51-1027-006, received
Site Block Plan, scale 1:500, drawing number H51-1027-003 A, received 6th October 2020;
Planning Layout, scale 1:500, drawing number H51-1027-001 A, received 6th October 2020;
Exceedance Routes, scale 1:250, drawing number 1100-P1, received 14th September 2020;

Exceedance Flows, written by 3e Consulting Engineers, received 14th September 2020;

Section 278 Works, scale 1:250, drawing number 5000-P1, received 21st September 2020;

Materials Layout, scale 1:500, drawing number H51-1027-005A, received 29th September 2020;

Holt Grey/White Render Pack Floor Plans and Elevations, scale 1:100, drawing number HOL001-KKA-A-ZZ-DR-AR-0001 5, sheet numbers 201 and 202, received 29th September 2020;

White Render Drawing Pack Floor Plans and Elevations, scale 1:100, drawing number HOL001-KKA-A-ZZ-DR-AR-0001 5, sheet numbers 201 and 202, received 29th September 2020;

Dalby Grey/White Render Pack Floor Plans and Elevations, scale 1:100, drawing number HOL001-KKA-A-ZZ-DR-AR-0001 5, sheet numbers 201 and 202, received 29th September 2020;

Dalby White Render Drawing Pack Floor Plans and Elevations, scale 1:100, drawing number HOL001-KKA-A-ZZ-DR-AR-0001 5, sheet numbers 201 and 202, received 29th September 2020;

Storey Heights Plan, scale 1:500, drawing number H51-1027-004 A, received 6th October 2020;

Boundary Treatment Plan, scale 1:500, drawing number H51-1027-002 A, received 6th October 2020;

CCTV Inspection Report, written by SK Drainage Solutions Ltd, received 13th October 2020;

Permeable Paving Detail, scale 1:20, drawing number 1001 P1, received 13th October 2020;

Proposed Drainage Layout, scale 1:250, drawing number 1000 P4, received 14th October 2020;

Arboricultural Method Statement, reference 14736b/PaH/TT, written by JCA Limited, received 13th October 2020;

Marley Modern Tile Specifications, received 16th October 2020;

Vista Door Specification, received 16th October 2020;

Piling and Ground Beam Layouts and Details, scales 1:50 and 1:20, drawing number 0001 P9, received 6th November 2020;

Method Statement for SW Drainage Diversion, reference MS-01, received 11th November 2020;

Risk Assessment, reference RA-01, received 11th November 2020;

Construction Traffic Management Plan Rev A, reference DE3227, written by Ashcroft, received 12th November 2020;

Crane Set Up Revision A, drawing number ABTC073, received 12th November 2020;

Ecological Appraisal, written by WYG, dated June 2018, received 9th July 2020;

Phase 2 Ground Investigation Report, written by Curtins, received 9th July 2020;

Drainage Strategy, written by 3E Consulting Engineers, received 9th July 2020;

Street Scene, received 9th July 2020;

Design and Access Statement, written by Hive, dated July 2020, received 24th July 2020.

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. Prior to the first occupation of the development hereby approved, a detailed surface water drainage scheme that is in accordance with Drawing No. P19-177-3E-ZZ-XX-DR-C-1000-P4 – Drainage Strategy, principles set out in the drainage Statement P19-177-C9000 dated July 2020 and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) must be submitted to and approved in writing by the local planning authority.

The development must be constructed, maintained and managed in accordance with the approved details.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.

4. Prior to the first occupation of the dwellings hereby approved, a management and maintenance plan for the surface water drainage scheme for the lifetime of the development must be submitted to and approved in writing by the Local Planning Authority. As a minimum, the plan must include:
 - a. Arrangements for adoption by an appropriate public body, statutory undertaker or private management company.
 - b. Arrangements for inspection and ongoing maintenance of all elements of the surface water drainage scheme to secure its effective operation for the lifetime of the development.

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

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.

5. Access gates, if provided, must be hung to open inwards only away from the highway and maintained as such at all times thereafter.

Reason

In the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

6. Works on site must be completed in accordance with the approved Phase 2 Ground Investigation Report, written by Curtins, received on 9th July 2020 and the Piling and Ground Beam Layouts and Details, scales 1:50 and 1:20, drawing number 0001 P9, received 6th November 2020 and maintained as such at all times thereafter.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy ST1 of the Copeland Local Plan.

7. All works on site must be undertaken in accordance with the Arboricultural Method Statement, reference 14736b/PaH/TT, written by JCA Limited, received 13th October 2020 and so maintained as such at all times thereafter.

Reason

To adequately protect the existing trees on site which are considered worthy of retention and in accordance with Policy DM26 of the Copeland Local Plan.

8. All works must be carried out must be in accordance with the Construction Traffic Management Plan Rev A, reference DE3227, written by Ashcroft, received 12th November 2020.

Reason

In the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

9. Prior to the first occupation of the dwellings hereby approved, the parking provision for each property as demonstrated in the approved document Planning Layout, scale 1:500, drawing number H51-1027-001 A, received 6th October 2020, must be constructed and brought into use and maintained as such at all times thereafter.

Reason

To ensure a minimum standard of construction in the interests of highway safety and in accordance with Policy DM22 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

<http://www.gov.uk/government/organisations/the-coal-authority>

2) Prior to any work commencing on the watercourse, the applicant should contact the Local Lead Flood Authority on tel: 01228 221331 or email: LRFM.consent@cumbria.gov.uk to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.

3) Any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

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



PP Pat Graham
Chief Executive

12th November 2020

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.