



Town and Country Planning Act 1990 (As amended).

**NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION**

**THIS PERMISSION IS SUBJECT TO A SECTION 106 AGREEMENT**

Gilling Dod Architects  
The Cruck Barn  
Duxbury Park  
CHORLEY PR7 4AT

**APPLICATION REFERENCE: 4/20/2279/001**  
**OUTLINE APPLICATION FOR A TWO STOREY EXTENSION WITH PLANT INCLUDING THE ASSOCIATED LANDSCAPING, PARKING, DEMOLITION AND THE CREATION OF A NEW WASTE COMPOUND**  
**WEST CUMBERLAND HOSPITAL, HOMEWOOD ROAD, WHITEHAVEN**

**North Cumbria Integrated Care NHS Foundation Trust**

The above application dated 22/07/2020 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. 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 permissionOr
  - 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.

2. 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.

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: -

Planning Application Form received 22<sup>nd</sup> July 2020

Proposed Demolition Plan – Drawing No. WCHPH2-GDA-VV-ZZ-DR-A-1010 Rev. P06 received 22<sup>nd</sup> July 2020

Proposed Phasing Plan – Drawing No. WCHPH2-GDA-VV-ZZ-DR-A-1017 Rev. P01 received 22<sup>nd</sup> July 2020

Noise Assessment Report – Report Ref. 0001 B1 Final received 22<sup>nd</sup> July 2020

Flood Risk Assessment and Outline Drainage Strategy – Report Ref. 071551-CUR-XX-RP-C-92001 Revision: V02 received 22<sup>nd</sup> July 2020

Phase 1 Preliminary Risk Assessment – Report Ref. 073096-CUR-00-XX-RP-GE-001 Revision: P02 received 22<sup>nd</sup> July 2020

Transport Assessment – Document Ref. 073096 Revision: V02 received 22<sup>nd</sup> July 2020

Preliminary Ecological Appraisal for BREEAM – Document Ref. 60589170 received 22<sup>nd</sup> July 2020

Bat Survey Report and Nesting Bird Appraisal – Document Ref. 60589170 received 22<sup>nd</sup> July 2020

Phase 2 - Design and Access Statement Rev. P02 received 22<sup>nd</sup> July 2020

Initial Inspection of Buildings Q and H – Ref. CCL102-BB+H received 1<sup>st</sup> October 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.

## Pre-Commencement

### **Drainage**

4. Prior to the commencement of development, a surface water drainage scheme, based on the hierarchy of drainage options in the 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 scheme shall include:

- i. Proposals for further reduction in run-off rates from Brown field rate to Greenfield rate
- ii. Consideration for permeable surfaces
- iii. Exceedance routes for events beyond 1 in 100 year + 40% Climate Change

The development shall be completed, 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 the provisions of Policy ENV1 of the Copeland Local Plan 2013-2028.

### **Construction Management**

5. No development shall commence until a Construction Surface Water Management Plan has been agreed in writing with the local planning authority.

Reason:

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provisions of Policy ENV1 of the Copeland Local Plan 2013-2028.

6. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:
  - i. Pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway

- Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- ii. Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
  - iii. Cleaning of site entrances and the adjacent public highway;
  - iv. Details of proposed wheel washing facilities;
  - v. The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
  - vi. Construction vehicle routing to and from site along local highway network
  - vii. The management of junctions to and crossings of the public highway and other public rights of way/footway;
  - viii. Details of any proposed temporary access points (vehicular / pedestrian)
  - ix. Surface water management details during the construction phase
  - x. Details of proposed delivery times that will not impact on local highway network at peak times.

Reason:

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with the provisions of Policy T1 of the Copeland Local plan 2013-2028.

7. No development shall commence until a Construction Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall provide for:-
  - i. The parking of vehicles of site operatives and visitors;
  - ii. Loading and unloading of plant and materials;
  - iii. Storage of plant and materials used in constructing the development;
  - iv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - v. Measures to control the emission of dust and dirt during construction;
  - vi. A scheme for recycling / disposing of waste resulting from demolition and construction works;
  - vii. Measures to control noise and vibration; and,
  - viii. Measures or diversions to permit access during the construction.

The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason

These details are required to be approved before the commencement of development to safeguard the amenity of neighbouring occupiers, prevent highway impacts and

ecological impacts in accordance with the provisions of Policy ST1, ENV3 and T1 of the Copeland Local Plan 2013-2028.

### **Ground Conditions**

8. No development shall commence until a scheme that includes the following components to deal with the geotechnical and contaminative risks detailed in the Preliminary Environmental Risk Assessment shall each be submitted to and approved, in writing, by the local planning authority:
  - i. Site investigation scheme, based on the Phase 1 Preliminary Risk Assessment – Report Ref. 073096-CUR-00-XX-RP-GE-001 Revision: P02 received 22<sup>nd</sup> July 2020 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
  - ii. The results of the site investigation and detailed risk assessment referred to in 1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation or mitigation measures required and how they are to be undertaken.
  - iii. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in 2) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangement for contingency action.

The scheme shall be implemented as approved.

#### **Reason**

To prevent harm to human health and the environment in accordance in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

### **Noise**

9. Prior to the commencement of the development, details of any external plant to be installed and an assessment of the impact of the proposed development on existing residential dwellings shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall address the potential for noise to occur which may impact upon the amenity of the occupier(s) of the dwellings and shall identify fully all measures which are required to control the impact of that noise. All approved control measures shall be implemented prior to first occupation of the building and shall be retained as such thereafter. A verification report shall be submitted to and approved in writing by the Local Planning Authority confirming that all measures in the approved assessment have been implemented in full prior to first occupation of the building.

#### **Reason**

To protect the amenity of adjacent residential properties in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

### Pre-occupancy or Other Stage Conditions

#### **Ground Conditions**

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 14 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

An assessment must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent harm to human health and the environment in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

#### **Travel Plan**

11. Within 6 months of the development (or any part thereof) opening for business, the developer shall prepare and submit to the Local Planning Authority for their approval a Travel Plan which shall identify the measures that will be undertaken to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes. The Travel Plan shall include a completed travel survey, SMART objectives and an undertaking to provide annual reports reviewing the effectiveness of the Travel Plan including necessary amendments or measures for the at least 4 years from the travel plans approval. The measures identified in the Travel Plan shall be implemented within 12 months of the development (or any part thereof) opening for business.

Reason:

To aid in the delivery of sustainable transport objectives in accordance with the provisions of Policy T1 of the Copeland Local plan 2013-2028.

### **Ecology**

12. The development here by approved shall not proceed except in accordance with the recommendations described in the Preliminary Ecological Appraisal for BREEAM – Document Ref. 60589170 received 22<sup>nd</sup> July 2020 and Bat Survey Report and Nesting Bird Appraisal – Document Ref. 60589170 received 22<sup>nd</sup> July 2020.

Reason

For the avoidance of doubt and to prevent harm to biodiversity in accordance with the provisions of Policy ENV3 of the Copeland Local Plan 2013-2028.

### **External Lighting**

13. No development shall commence until a scheme for the provision of external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, design, luminance levels, light spillage and hours of use of all external lighting within the site.

The approved lighting scheme shall be implemented in full prior to first occupation of the development hereby approved.

Reason

These details are required to be approved before the commencement of development to safeguard and enhance the character of the area and to minimise light pollution in accordance with the provisions of Policy T1 of the Copeland Local plan 2013-2028.

### **Working Hours**

14. No work for the construction of these developments, including demolition, shall take place on the site, except between the hours:

08.00 - 18.00 Monday to Friday; and  
08.00 - 13.00 on Saturdays;

Reason

To safeguard the amenity of neighbouring occupiers in accordance with the provisions of Policy ST1 of the Copeland Local plan 2013-2028.

### **Informative**

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)

### **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

06<sup>th</sup> August 2021



PP Pat Graham  
Chief Executive



**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

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](mailto: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.