

**COPELAND BOROUGH COUNCIL  
 DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2279/001
2.	<b>Proposed Development:</b>	OUTLINE APPLICATION FOR A TWO STOREY EXTENSION WITH PLANT INCLUDING THE ASSOCIATED LANDSCAPING, PARKING, DEMOLITION AND THE CREATION OF A NEW WASTE COMPOUND
3.	<b>Location:</b>	WEST CUMBERLAND HOSPITAL, HOMEWOOD ROAD, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven.
5.	<b>Constraints:</b>	N/A.
6.	<b>Publicity Representations &amp; Policy</b>	N/A.
7.	<b>Report:</b>	<p><b>Site and Location</b></p> <p>The Application Site comprises part of the West Cumberland Hospital, Homewood Road, Whitehaven.</p> <p>The West Cumberland Hospital was the first new hospital in England to be built following the inception of the National Health Service.</p> <p>The West Cumberland Hospital was predominantly of a single age having been built between 1959 and 1964 and was subject to only a small number of extensions and reconfigurations over the ensuing years before the completion of Phase 1 of the redevelopment of the West Cumberland Hospital Health Campus in 2015.</p> <p>The stated aim of the West Cumberland Hospital Health Campus is to deliver the vision of creating a modern, state of the art 'Full integrated Health Campus' within the region of West Cumbria.</p> <p>The West Cumberland Hospital is a general hospital with 191 inpatient beds providing 24 hour A&amp;E, a consultant-led maternity unit and special baby unit, a range of specialist clinical services and outpatient clinics.</p> <p>The hospital site is bound to the north by the dwellings fronting onto Homewood Road and the industrial buildings within Sneckyeat Road Industrial Estate; to the east by agricultural land; and, to</p>

the south by further dwellings.

The primary access to the hospital is via Homewood Road, which connects to both Cleator Moor Road and the A595. An internal access road runs around the wider hospital site and connects to a number of vehicle parking areas.

Bus stops are located on Homewood Road.

### **Proposal**

This application seeks Outline Planning Permission With All Matters Reserved for the demolition of an existing building and the erection of a two story extension to the northwest elevation of the existing hospital complex; improvements to the thermal performance and external appearance of the existing 'Block E' building; the creation of 166no. standard parking bays and 33no. accessible bays located adjacent to the northwest elevation; and, both hard and soft landscaping.

The proposed extension would comprise of 4,200sqm of accommodation including the following:

- 32no. bed in-patient ward - Step down and palliative care - Level 3;
- 14no. bed paediatric ward - Level 4;
- 28no. bed on-patient ward - Level 3;
- 4no. end of life suites;
- Admin and support spaces;
- A ground floor retail opportunity; and,
- A shared physiotherapies suite.

Access to the vehicle parking area is proposed via the existing access from Homewood Road, which would be improved.

As this is an Outline Planning Permission With All Matters Reserved, detailed plans and drawings have not been submitted in support of the planning application; however, illustrative plans, drawings and rendered images have been prepared and submitted. This information illustrates how a scheme of the scale proposed could be designed and delivered on the Application Site.

It is proposed to complete the works in four phases:

- Phase 1c. – Access road and waste compound works;
- Phase 2 – New build and associated external works;
- Phase 2a – Demolition of existing Block H; and,
- Phase 2b – Completion of external works.

### **Report:**

On the 14<sup>th</sup> October 2020, Members of the Planning Panel resolved to grant delegated authority to the Head of Planning and Place to approve the Outline Planning Application subject to defined following planning conditions and the Applicant entering into a Section 106 planning obligation to secure a Travel Plan Monitoring fee of £6,600.

The required Section 106 Agreement between Copeland Borough Council, North Cumbria Integrated Car NHS Foundation Trust and Cumbria County Council has now been agreed and was executed on the 26<sup>th</sup> July 2021.

In the context of the above, the Outline Planning Application can now be approved subject to

	<p>planning conditions.</p> <p><b>Conclusion</b></p> <p>Approve Outline Planning Application subject to planning conditions.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve</p>
9.	<p><b>Condition(s):</b></p> <p>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:-</p> <p>a) The expiration of THREE years from the date of this permission</p> <p>Or</p> <p>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.</p> <p>Reason</p> <p>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.</p> <p>2. The layout, scale, appearance, means of access thereto and landscaping shall be as may be approved by the Local Planning Authority.</p> <p>Reason</p> <p>To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>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: -</p> <p>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</p>

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.



<b>Case Officer: Chris Harrison</b>	<b>Date : 5<sup>th</sup> August 2021</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 06/08/2021</b>
<b>Dedicated responses to:- Agent.</b>	