



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

Addis Town Planning Ltd
c/o Mr Daniel Addis

APPLICATION REFERENCE: 4/21/2327/0R1

RESERVED MATTERS APPROVAL FOR THE ERECTION OF 20 DETACHED DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE APPROVAL 4/16/2175/001

LAND TO THE NORTH OF SCHOOL BROW, MORESBY PARKS, WHITEHAVEN

Raemore Developments Ltd

The above application dated 19/07/2021 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

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. The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Application Form received 13th July 2021

Type One – The Lorton – House Design Pack received 24th March 2022

Type Two (H) – The Borrowdale (Handed For Plot) – House Design Pack received 24th March 2022

Type 3 (H) – The Wilton – House Design Pack received 24th March 2022

Type 4 – The Dovenby – House Design Pack received 30th October 2022

Type 5 – Plot 6 – House Design Pack received 24th March 2022

Site Layout – Drawing No. 6972 01 Rev. E received 13th September 2022

Adoptable Road Layout – Drawing No. 6972 100 Rev. K received 13th September 2022

Section 38 Plan – Drawing No. 6972 106 Rev. E received 13th September 2022

Road and Drainage Longsections Sheet One – Drawing No. 6972 101 Rev. F received 24th March 2022

Road and Drainage Longsections Sheet 2 – Drawing No. 6972 102 Rev. B received 24th March 2022

Road Cross Sections – Drawing No. 6972 105 received 24th March 2022

Typical Road Construction Details – Drawing No. 6972 103 Rev. B received 24th March 2022

Proposed Housing Development, Moresby Parks – Drainage Strategy – March 2022 received 24th March 2022

Drainage Strategy Sheet 1 of 3 – Drawing No. 6972 200 Rev. Q received 13th September 2022

Drainage Strategy Sheet 2 of 3 – Drawing No. 6972 201 Rev. R received 30th October 2022

Drainage Strategy Sheet 3 of 3 – Drawing No. 6972 202 Rev. M received 13th September 2022

Contributing Areas – Drawing No. 6972 203 Rev. G received 13th September 2022

Section 104 Agreement Plan – Drawing No. 6972 204 Rev. F received 13th September 2022

Adoptable Drainage Easement Plan – Drawing No. 6972 205 Rev. B received 24th March 2022

Adoptable Surface Water Manhole Base Details – Drawing No. 6972 206 Rev. A received 24th March 2022

Adoptable Foul Water Manhole Base Details – Drawing No. 6972 208 Rev. A received 24th March 2022

Adoptable Manhole Schedule – Drawing No. 6972 400 Rev. A received 24th March 2022

Detention Basin Section – Drawing No. 6972 210 Rev. D received 30th October 2022

Proposed Housing Development, Moresby Parks Drainage Strategy March 2022 received 24th March 2022

Proposed New Housing Development Moresby Parks – Cumbria – 5th April 2022 – Operation and Maintenance Plan Surface Water Drainage System received 30th October 2022

Outdoor Lighting Report Ref. SHD130 18 March 2022 received 13th July 2021

A3 Land Registry Plan – Drawing No. 6972 205 Rev. D received 13th September 2022

Reason

For the avoidance of doubt and in the interests of proper planning.

3. For the avoidance of doubt, this permission approves the reserved matters of appearance and landscape in relation to Plot 1, Plot 6, Plot 14, Plot 15 and Plot 16 as identified on Site Layout – Drawing No. 6972 01 Rev. D received 19th May 2022 only.

A further application for Approval of Reserved Matters following Outline Approval is required in relation to the reserved matters of appearance and landscape for all other plots.

Reason

For the avoidance of doubt and in the interests of proper planning.

Pre-Commencement Conditions

4. No development shall commencement until the culvert diversion and lower footpath drainage works detailed on Drainage Strategy Sheet 3 of 3 – Drawing No. 6972 202 Rev. M received 13th September 2022 have been completed in accordance with the approved details and brought into full operational use.

Reason

To prevent suitable provision for the control and management of surface and foul water in accordance with the provisions of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.

Pre-Occupation Conditions

Landscaping

5. Notwithstanding the submitted details, prior to the first occupation of any dwellinghouse hereby approved, full details of the soft landscape works to the site boundaries and communal area shall be submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers / densities; and an implementation programme.

The agreed scheme shall be carried out as approved to the agreed timetable. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason

These details are required to be approved before the commencement of development to safeguard and enhance the character of the area and secure high quality landscaping in accordance with the provisions of Policy DM26 of the Copeland Local Plan 2013-2028.

Other Planning Conditions

Highways

6. No dwelling hereby approved shall be occupied until the estate road including footways to serve that dwelling have been constructed in all aspects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

7. No dwelling hereby approved shall be occupied until the approved parking layout and any associated turning spaces associated with the use of that dwelling have been constructed, marked out and made available for use. The approved parking layout and any associated turning spaces associated shall be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

8. There shall be no vehicular access to or egress from the Application Site other than via the approved accesses.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Drainage

9. No dwelling hereby approved shall be occupied until the foul and surface water infrastructure to serve that dwelling have been constructed and brought into full operational use.

Reason

To prevent suitable provision for the control and management of surface and foul water in accordance with the provisions of Policy ENV1 and Policy DM24 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

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

02nd November 2022

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) 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.