



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Notts Sport Ltd  
Bridge Farm  
Holt Lane  
Lutterworth  
LE17 5NJ  
FAO: Jason Palmer

**APPLICATION No: 4/22/2118/0F1**

**DEVELOPMENT OF SURFACED SPORT FACILITIES ON SITE OF EXISTING REDGRA SURFACED SPORTS FACILITY AND PART OF EXISTING PLAYING FIELD, INCLUDING: AN ARTIFICIAL HOCKEY TURF PITCH, AN ARTIFICIAL GRASS PITCH, HARDSTANDING TENNIS/NETBALL COURTS, POLYMERIC SURFACED SPRINT STRAIGHT, ACCESS/SPECTATOR AREAS AND ASSOCIATED FENCING AND SPORTS LIGHTING SYSTEM  
WHITEHAVEN SCHOOL, CLEATOR MOOR ROAD, WHITEHAVEN**

**Nick Polmear**

The above application dated 11/03/2022 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:

**Standard Conditions**

(1) The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of 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 11<sup>th</sup> March 2022

Location Plan (Prior Site Construction) – Drawing No. NSTWA001 Rev. E received 11<sup>th</sup> March 2022

Aerial View – Drawing No. NSTWA003 Rev. C received 11<sup>th</sup> March 2022

Existing Sport Provisions – Drawing No. NSTWA011 Rev. A received 24<sup>th</sup> March 2022

Proposed Sport Provisions – Drawing No. NSTWA012 Rev. A received 24<sup>th</sup> March 2022

Line Marking Plan 1 (Hockey Turf Pitch) – Drawing No. NSTWA005 Rev. C received 11<sup>th</sup> March 2022

Line Marking Plan 2 (Artificial Grass Pitch) – Drawing No. NSTWA006 Rev. C received 11<sup>th</sup> March 2022

Line Marking Plan 3 (Hard Courts) – Drawing No. NSTWA007 Rev. C received 11<sup>th</sup> March 2022

Fencing Plan – Drawing No/ NSTWA008 Rev. A received 11<sup>th</sup> March 2022

Cross Section – Drawing No. NSTWA010 Rev. B received 11<sup>th</sup> March 2022

Access Plan – Drawing No. NSTWA004 Rev. C received 11<sup>th</sup> March 2022

Siteco Lighting Specification Sheets received 11<sup>th</sup> March 2022

Proposed Floodlighting – Drawing No. 000348 E01 received 11<sup>th</sup> March 2022

Proposed Floodlighting – Drawing No. 3648 HLS3648 received 11<sup>th</sup> March 2022

Drainage Strategy – Document Ref. 14437-Drainage Strategy-01 received 11<sup>th</sup> March 2022

Whitehaven Academy Drainage Layout – Drawing No. 1405 A1\_1405/1\_Rev\_00 received 11<sup>th</sup> March 2022

Surface Water Exceedance Route Plan – Drawing No. 14437\_SW\_Exceedance\_Plan Rev. – received 10<sup>th</sup> May 2022

Section Through Proposed Catchpit and Hydrobrake Chamber – Drawing No. 14437-SK001 received 10<sup>th</sup> May 2022

Drainage Plan – Drawing No. NSTWA009 Rev. A received 11<sup>th</sup> March 2022

Combined Document of Flood Risk Assessment received 17<sup>th</sup> March 2022

Transport Statement – Document Ref. Feb 2022, Version 2- 07.03.22 received 17<sup>th</sup> March 2022

Design and Access / Planning Statement received 10<sup>th</sup> May 2022

Reason

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

## **Pre-commencement Conditions**

### Construction Management

(3) (a) No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority after consultation with Sport England. The CMP shall include the following:

- (i) details of the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials);
- (ii) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated;
- (iii) details of the access and parking provision for vehicles of site operatives and visitors;
- (iv) details of provisions for the loading and unloading of plant and materials;
- (v) measures to control dust and dirt during construction; and,
- (vi) measures to control noise and vibration.

(b) The development shall be completed in accordance with the approved details.

(c) The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before commencement of the use of the development hereby approved.

### Reason

To protect the playing fields/sports facilities from damage, loss or availability of use in accordance with the provisions of Policy SS4 of the Copeland Local Plan 2013-2028.

### Drainage

(4) (a) No development shall commence until:

- (i) a CCTV survey of the existing surface water drainage system to serve the development has been undertaken to show the repairs carried out to the system and the condition of the pipe and outfalls; and.
- (b) scheme of mitigation measures where it is deemed that further improvements or repairs to the existing surface water drainage system are required have been submitted to and approved in writing by the Local Planning Authority.
- (c) The development shall be completed 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 and Policy DM24 of the Copeland Local Plan 2013-2028.

(5) No development shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. The development shall be completed in accordance with the approved mitigation measures.

Reason

In the interest of public health and to ensure protection of the public water supply and mitigate flood risk in accordance with the provisions of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.

### **Pre-Use Conditions**

#### Community Use Agreement

(6) (a) Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the facilities forming part of the proposed development and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review.  
(b) The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason

To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport in accordance with the provisions of Policy SS4 of the Copeland Local Plan 2013-2028.

## **Other Conditions**

### Drainage

(7) (a) Use of the development shall not commence until the surface water drainage works have been completed in accordance with the approved details.

(b) The surface water drainage works shall be retained as implemented for the lifetime of the development.

#### 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 and Policy DM24 of the Copeland Local Plan 2013-2028.

### Contamination

(8) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with to the Local Planning Authority for written approval. The remediation strategy shall be implemented as approved.

#### 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.

### Lighting

(9) The lighting scheme shall be implemented as approved and retained as approved for the lifetime of the development.

#### 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 ST1 and Policy ENV5 of the Copeland Local Plan 2013-2028.

### Hours of Construction

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

07.30 - 18.00 Monday to Friday; and  
07.30 - 13.00 on Saturdays;

unless otherwise agreed in writing with the Local Planning Authority. In particular, no work should be carried out on Sundays or officially recognised public holidays without the prior agreement in writing of the Local Planning Authority.

#### Reason

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

### Hours of Use

(11) The use of the development hereby approved shall not take place other than between the following hours:-

08:00 – 21:00 Mondays – Fridays;  
09:00 – 19:00 Saturday; and,  
10:00 – 17:00 Sundays and Bank or Public Holidays.

#### Reason

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

### **Informatives**

#### Coal Standing Advice

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)

## Sport England

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

Informative: The applicant is advised that the design and layout of the [sports facility] should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. It is important for the right surface to be selected to meet the needs of the respective sports. Particular attention is drawn to Sport England's Artificial Surfaces for Outdoor Sport. <https://d1h1m5892gtr7.cloudfront.net/s3fs-public/selecting-the-right-artificial-surface-rev2-2010.pdf?VersionId=UXu37pVVwn6BxzteXGgzguSYuLDkhSs4>

Informative (artificial grass pitches – rugby only). The applicant is advised that the pitch should be built in accordance with RFU guidance note 7: Artificial Rugby Turf and tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.

Informative (artificial grass pitches – football only). The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.

Informative (artificial grass pitches football only) – The applicant is advised that for any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.

Please read the accompanying notice



PP Pat Graham  
Chief Executive

06<sup>th</sup> June 2022

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

TOWN AND COUNTRY PLANNING (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.