

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2219/DOC
2.	Proposed Development:	DISCHARGE OF CONDITIONS 3, 4, 5, 6, 7, 8, 9, 11, 14 AND 18 OF PLANNING APPROVAL 4/21/2294/0F1
3.	Location:	WEST CUMBERLAND HOSPITAL, HOMEWOOD ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	N/A.
7.	Report:	<p>Site and Location</p> <p>The Application Site comprises part of the West Cumberland Hospital, Homewood Road, Whitehaven.</p> <p>The West Cumberland Hospital is a general hospital with 191 inpatient beds providing 24 hour A and E, a consultant-led maternity unit and special baby unit, and, 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 the south by further dwellings.</p> <p>The primary access to the hospital is via Homewood Road, which connects to both Cleator Moor Road and the A595.</p> <p>An internal access road runs around the wider hospital site and connects to a number of vehicle parking areas.</p> <p>Bus stops are located on Homewood Road.</p>

Proposal

This Application comprises an application for approval of details reserved by Planning Conditions 3, 4, 5, 6, 7, 8, 9, 11, 14 and 18 of Application Ref. 4/21/2294/OF1.

The respective planning conditions state the following:

3. *Notwithstanding the submitted detail, no development shall commence until a detailed specification of the carriageway, footways, footpaths, cycle ways has been submitted to and approved in writing by the local planning authority. The submitted specifications shall include longitudinal/cross sections.*

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

4. *No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:*
- 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;*
 - Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;*
 - Cleaning of site entrances and the adjacent public highway;*
 - Details of proposed wheel washing facilities;*
 - The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;*
 - Construction vehicle routing to and from site along local highway network*
 - The management of junctions to and crossings of the public highway and other public rights of way/footway;*
 - Details of any proposed temporary access points (vehicular / pedestrian);*
 - Surface water management details during the construction phase; and,*
 - Details of proposed delivery times that will not impact on local highway network at peak times.*
5. *No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.*

The drainage scheme must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

*(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
(iii) A timetable for its implementation.*

The scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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

6. *No development shall commence until a survey of the piped drainage systems to be retained on site and connecting to the public sewer and a scheme of mitigation measures where it is deemed the improvements are required to bring existing pipe work up to current design standards has been submitted to and approved in writing by the local planning authority.*

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

7. *No development shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-*

- proposed finished levels or contours;*
- means of enclosure;*
- car parking layouts;*
- other vehicle and pedestrian access and circulation areas;*
- hard surfacing materials;*
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);*
- communications cables, pipelines etc. indicating lines, manholes, supports); and*
- retained landscape features such as trees together with details of how they will be protected during construction – an Arboricultural Method Statement.*

Soft landscape works 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.

8. *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.

9. *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:*

- 1. Site investigation scheme, based on the Phase 1 Preliminary Risk Assessment – Report Ref. 073096-CUR-00-XX-RP-GE-001 Revision: PO2 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.*
- 2. 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.*
- 3. 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.

11. *Notwithstanding the submitted details, ramps shall be provided on each side of every junction to enable wheelchairs, pushchair's etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval before development commences. Any details so approved shall be constructed as part of the development.*

14. *The development hereby approved shall not be brought into operational use until a management and maintenance plan for the surface water drainage scheme for the lifetime of the development has been submitted to and approved in writing by the local planning*

authority.

As a minimum the plan shall include 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 shall maintained and managed in accordance with the approved management and maintenance plan for the lifetime of the development.

18. *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.

Information Submitted In Support of Application

Condition 3 - Highways Specification

WCHPH2-CUR-VV-ZZ-DR-C-90001 P06 - External Works Plan and Details

WCHPH2-CUR-VV-XX-DR-C-95701 P02 - S278 Highway Works Surfacing Plan

WCHPH2-CUR-VV-XX-DR-C-95871 P02 - S278 Highway Works Surfacing Details

Condition 4 – CTMP

Graham Drawing - CTMP -00

Graham Drawing WCH P2 - CTMP (Goods Inwards/Outwards)

West Cumberland Hospital Redevelopment (Phase 2) CTMP Supporting Information

Condition 5 – SW Drainage

WCHPH2-CUR-VV-XX-DR-C-92001 C04 - Drainage Layout

WCHPH2-CUR-VV-XX-DR-C-92002 C03 - Waste Compound and Access Road Drainage Layout

WCHPH2-CUR-VV-XX-DR-C-92008 P01 - Impermeable Areas Layout

WCHPH2-CUR-VV-XX-DR-C-92009 P02 - Exceedance Flow Routes

WCHPH2-CUR-VV-XX-DR-C-92010 C03 - Drainage Details

West Cumberland Hospital Phase 2 Development Planning Ref: 4/21/2294 Discharge of Panning Conditions (Drainage) Project Ref: WCHPH2-CUR-VV-XX-RP-C-92004 Revision: V03 Issue Date: 16 September 2022

West Cumberland Hospital Ground Investigation Report Curtins Ref: WCHPH2-CUR-00-XX-RP-GE-002 Revision: V03 Issue Date: 09 December 2021

FOUL AND SURFACE WATER OUTFALLS FROM SITE COMPOUND WEST CUMBERLAND HOSPITAL HOMEWOOD ROAD WHITEHAVEN 11/02/2022 Approved By: S. OAKES Job Number: SK-S 160/21

WCH GRAHAMS (updated 11/02/2022)

Condition 6 – CCTV Drainage Survey

WCHPH2-CUR-VV-XX-DR-C-04008-P03 - Existing Drainage Rehabilitation Sketch

Condition 7 - Landscaping

WCHPH2-ITR-00-XX-DR-L-0001 C01 - Overall Landscape Site Plan

WCHPH2-ITR-00-XX-DR-L-0002 C01 - Vegetation Removal and Retention Plan

WCHPH2-ITR-00-XX-DR-L-0003 C01 - Overall Site Plan With Topographic Overlay

WCHPH2-ITR-00-XX-DR-L-0020 C01 - North West General Arrangement Plan Sheet 1

WCHPH2-ITR-00-XX-DR-L-0021 C01 - North General Arrangement Plan Sheet 2

WCHPH2-ITR-00-XX-DR-L-0022 C01 - North East General Arrangement Plan Sheet 3

WCHPH2-ITR-00-XX-DR-L-0023 C01 - South General Arrangement Plan Sheet 4

WCHPH2-ITR-00-XX-DR-L-0024 C01 - Main Arrival Space Detailed General Arrangement

WCHPH2-ITR-00-XX-DR-L-0025 C01 - West Walkway and Visual Garden Detailed General Arrangement

WCHPH2-ITR-00-XX-DR-L-0026 C01 - Central Courtyard Sensory Garden Detailed General Arrangement

WCHPH2-ITR-00-XX-DR-L-0030 C01 - Landscape Site Sections Sheet 1

WCHPH2-ITR-00-XX-DR-L-0031 C01 - Landscape Site Sections Sheet 2

WCHPH2-ITR-00-XX-DR-L-0033 C01 - Detailed Planting Plan Sheet 1

WCHPH2-ITR-00-XX-DR-L-0034 C01 - Detailed Planting Plan Sheet 2

WCHPH2-ITR-00-XX-DR-L-0035 C01 - Detailed Planting Plan Sheet 3

WCHPH2-ITR-00-XX-DR-L-0036 C01 - Detailed Planting Plan Sheet 4

WCHPH2-ITR-00-XX-DR-L-0037 C01 - Detailed Planting Plan Sheet 5

WCHPH2-ITR-00-XX-DR-L-0100 C01 - Typical Construction Details Edgings

WCHPH2-ITR-00-XX-DR-L-0101 C02 - Typical Construction Details Paving & Kerbs

WCHPH2-ITR-00-XX-DR-L-0102 C01 - Typical Construction Details Furniture

WCHPH2-ITR-00-XX-DR-L-0103 C01 - Ellipse Shelter Design Intent Drawing

WCHPH2-ITR-00-XX-DR-L-0104 C01 Pergola Details

WCHPH2-ITR-00-XX-DR-L-0105 C01 Tree Pit Details

WCHPH2-ITR-VV-XX-SH-L-1000 P05 - Plant Schedule

WCHPH2-ITR-00-XX-DR-L-0040 C01 - North West Edging Key Plan Sheet 1

WCHPH2-ITR-00-XX-DR-L-0041 C01 - North Edging Key Plan Sheet 2

WCHPH2-ITR-00-XX-DR-L-0042 C01 - North East Edging Key Plan Sheet 3

WCHPH2-ITR-00-XX-DR-L-0043 C01 - South Edging Key Plan Sheet 4

WCHPH2-ITR-VV-XX-SP-L-2001 C01 S4 - For Stage Approval - External Works - Hard and Soft Landscape NBS Specification

Condition 8 – CEMP

Construction Environmental Management Plan - PF10-PR10-43-F001 - WCHP2-CEMP-001 Rev A

Condition 9 – Contamination

West Cumberland Hospital Ground Investigation Report Curtins Ref: WCHPH2-CUR-00-XX-RP-GE-002
Revision: V03 Issue Date: 09 December 2021

Condition 11 – Highway Ramps

No details required.

Condition 14 – SW Management/Maintenance

West Cumberland Hospital Phase 2 Development Drainage Maintenance Strategy Curtins Ref:
WCHPH2-CUR-VV-XX-RP-C-92002 Revision: V01

Condition 18 – External Lighting

WCHPH2-DSSR-V7-SL-DR-E-90001 C02 – External Lighting, Power & CCTV Layout New Build Sheet 1 of 2

WCHPH2-DSSR-V7-SL-DR-E-90002 C01 – External Lighting, Power & CCTV Layout New Build Sheet 2 of 2

WCHPH2-DSSR-V7-SL-DR-E-90003 C01 – External Lighting Layout Strategy Drawing New Build Sheet 1 of 2

WCHPH2-DSSR-V7-SL-DR-E-90004 C01 – External Lighting Layout Strategy Drawing New Build Sheet 2 of 2

WCHPH2-DSSR-V7-SL-DR-E-90005 C01 – External Lighting LUX Level Plot New Build Sheet 1 of 2

WCHPH2-DSSR-V7-SL-DR-E-90006 C01 – External Lighting LUX Level Plot New Build Sheet 2 of 2

WCHPH2-DSSR-99-XX-RP-E-60001 - External Lighting Design Statement

Consultation Responses

Cumbria County Council – Highways and LLFA

23rd June 2022

Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and further information submitted as requested and our findings are detailed below.

Condition 3 - *It is proposed that the footways within the site will have a 20mm surface coarse, as per Cumbria Development Design Guide (CDDG) a depth of 30mm surface coarse on footways is required, As proposed this Condition **Cannot be approved.***

Condition 4 - *No additional information has been provided for this condition therefore the condition **Cannot be approved.***

Condition 5 - *The LHA and LLFA are content that all targets have been met within this condition therefore the condition **Can be approved.***

Condition 6 - *Information detailed from the survey is extensive and provides a programme for repairs and improvements, therefore the LHA and LLFA are content that this condition **Can be approved.***

Condition 7 - The LHA and LLFA are content with the information provided and have no objections, therefore this condition **Can be approved**.

Condition 8 - The LHA and LLFA are content with the information provided and have no objections, therefore this condition **Can be approved**.

Condition 9 - Condition 9 is not for LHA and LLFA approval.

Condition 10 - Condition 10 is not for LHA and LLFA approval.

Condition 11 - No details have been provided in respect of ramps, we require these detailed on an overall site plan to ensure safe access around the site, therefore this condition **Cannot be approved**.

Condition 14 - No details of Drainage Maintenance plan has not been provided, therefore this condition **Cannot be approved**.

Condition 15 - Condition 15 is not for LHA and LLFA approval.

Condition 18 - The LHA and LLFA are content with the information provided and have no objections, therefore this condition **Can be approved**.

22nd July 2022

Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

Condition 3 - It is proposed that the footways within the site will have a 20mm surface coarse designed to CD239 DMRB standards, Cumbria Development Design Guide (CDDG) require a depth of 30mm surface coarse on footways for all adoptable footways, as the proposed is only for the privately owned sections of footway and not for the adoptable sections of footway, we as the LHA are content to discharge condition 3 on the basis that this is for privately owned footways only. Therefore the condition **Can be Approved**.

Condition 4 - The LHA and LLFA are content that all targets have been met within this condition as a detailed CTMP has been submitted to the LPA therefore the condition **Can be approved**.

Condition 5 - The LHA and LLFA are content that all targets have been met within this condition therefore the condition **Can be approved**.

Condition 6 - Information detailed from the survey is extensive and provides a programme for repairs and improvements, therefore the LHA and LLFA are content that this condition **Can be approved**.

Condition 7 - The LHA and LLFA are content with the information provided and have no objections, therefore this condition **Can be approved**.

Condition 8 - The LHA and LLFA are content with the information provided and have no objections, therefore this condition **Can be approved**.

Condition 9 - Condition 9 is not for LHA and LLFA approval.

Condition 10 - Condition 10 is not for LHA and LLFA approval.

Condition 11 - The LHA and LLFA are content with the information provided and have no objections, therefore this condition **Can be approved**.

Condition 14 - A Drainage Maintenance plan has been provided within the amended drainage Strategy therefore The LHA and LLFA are content that all targets have been met within this condition therefore the condition **Can be approved**.

Condition 15 - Condition 15 is not for LHA and LLFA approval.

Condition 18 - The LHA and LLFA are content with the information provided and have no objections, therefore this condition **Can be approved**.

11th October 2022

Response made to the application on the 25/07/22 should still apply.

1st March 2023

Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority

(LLFA) has reviewed the above planning reference and our findings are detailed below. I can confirm that although additional information and documents submitted to the LPA in February 2023 we as LHA and LLFA are content that the response made to the previous application should still apply.

United Utilities

27th June 2022

Further to our review of the submitted Drainage report (ref WCHPH2-CUR-VV-XX-RP-C-92004, Revision V01, dated 31st March 2022), United Utilities recommends that condition 5 is not discharged. This is for the following reasons:

- Infiltration - infiltration testing was only carried out in 3 locations across the site. Whilst two of the test locations failed, one showed good infiltration rates. We would expect further infiltration testing to be done in line with BRE 365 across the site to fully understand the infiltration potential.
- The ultimate connection points (to the public sewer) for the proposed surface water and foul water flows is unclear - reference is made to a survey in Appendix D but this is not included within the document. Please provide a clear survey proving the ultimate points of connection to the public sewer network, including UU manhole refs for clarity. Please note we would not accept surface flows entering the combined network either directly or indirectly.
- The discharge rates include an allowance for a future upstream site known as "Sneckyeat Car Park". United Utilities would argue a drainage design that takes an upstream site's drainage could not be accepted until the upstream development's drainage has also been submitted and agreed through the planning process.
- The remainder of the discharge rate is stated to be based on the greenfield 100 year event - please provide justification for this? Has this been agreed with the LLFA?

12th September 2022

Further to our review of the submitted Drainage Report (ref WCHPH2-CUR-VV-XX-RP-C-92004 Revision V02, dated 28th July 2022), United Utilities recommends that condition 5 is not discharged. Whilst we appreciate several of our previous comments have been addressed, there is concern that it is stated the existing surface drain drains to a UU public sewer. At the location this drain is shown on the survey drawing to connect to a UU sewer, our sewer records actually show a culverted watercourse but also a private surface water sewer which connects into the combined sewer network. Therefore we request absolute clarity that the surface water drainage from this development will drain to the culverted watercourse and not into the UU public sewer network. If it is clearly demonstrated that the connection is to the culverted watercourse, we would have no further requests.

24th October 2022

Further to our review of the submitted Drainage report (ref WCHPH2-CUR-VV-XX-RP-C-92004, revision V03, dated 16th Sept 2022), United Utilities has no objection to condition 5 being discharged.

6th March 2023

The updated information is the same plans/revisions that were contained within the report we commented on in our previous response, I have attached a copy above.

Copeland Borough Council - Flood and Coastal Defence Engineer

18th July 2022

CONDITION 3

No comments.

CONDITION 4

No comments.

CONDITION 5

- i. Supporting evidence that the drainage hierarchy has been followed has been submitted with this application, within the Discharge of Conditions (Drainage) document. Soakaway testing identified variable levels of infiltration rates and it was considered unlikely that soakaway drainage is feasible across the site. It is stated that the surface water currently serving the site outfalls to Pow Beck via the UU public sewer. It doesn't appear that this is the case as evidence shows that the private surface water from the site drains to a culvert, not the UU public sewer.*
- ii. The Discharge of Conditions (Drainage) document states that the discharge for the site for all storm events up to and including the Q100 + 40% climate change allowance.*

iii. *A timetable for the implementation of the drainage has not been provided within the Discharge of Conditions (Drainage) document.*

Other than a timetable for the implementation of the drainage scheme, which may be provided in other documentation, this Condition can be discharged.

CONDITION 6

The Discharge of Conditions (Drainage) document states that a CCTV survey of the piped drainage system that currently serves the site has been undertaken. A CCTV survey of the existing drainage and a layout of this has been provided along with the locations of defects and suggested remediation methods.

This Condition can be discharged.

CONDITION 7

No comments.

CONDITION 8

No comments.

CONDITION 9

No comments.

CONDITION 10

No comments.

CONDITION 11

No comments.

CONDITION 14

The Discharge of Conditions (Drainage) document states that a maintenance strategy has been produced that includes a schedule and methods of maintenance

A Drainage Maintenance Strategy Document dated 18th June 2021 has been submitted. This document sets out what maintenance should be undertaken on each aspect of the drainage system and at what frequency.

This Condition can be discharged.

CONDITION 15

No comments.

CONDITION 18

No comments.

Copeland Borough Council – Environmental Health Officer

Documentation is satisfactory and the discharge of conditions 8 - construction environmental management plan, condition 9 - ground conditions, condition 10 - noise assessment and condition 18 - external lighting can all be considered complete.

Assessment

Condition 3 - Highways Specification – Cumbria County Council – Highways and LLFA have been consulted and raise no objections to the submitted details.

Condition 4 – CTMP – Cumbria County Council – Highways and LLFA have been consulted and raise no objections to the submitted details. No details of the pre-construction road condition have been submitted; however, these have not been explicitly requested for submission in the assessment by Cumbria County Council.

Condition 5 – SW Drainage Scheme – Cumbria County Council – Highways and LLFA, United Utilities and the Flood and Coastal Defence Engineer have been consulted and raise no objections to the submitted details.

Condition 6 – CCTV Drainage Survey and Remediation – Cumbria County Council - Highways and LLFA, United Utilities and the Flood and Coastal Defence Engineer have been consulted and raise no objections to the submitted details.

Condition 7 – Landscaping – Cumbria County Council – Highways and LLFA have been consulted and raise no objections to the submitted details.

The design of the proposed landscaping and parking areas are appropriate to the overall scale, form and design of the proposed development and site context.

Condition 8 – CEMP – Cumbria County Council – Highways and LLFA and Copeland Environmental Health have been consulted and raise no objections to the submitted details.

Condition 9 – Contamination – Copeland Environmental Health have been consulted and raise no objections to the submitted details.

Condition 11 – Highway Ramps – No details required to be approved by planning condition. Details of ramps approved under Planning Condition 3.

	<p>Condition 14 – SW Management/Maintenance – Cumbria County Council - Highways and LLFA, United Utilities and the Flood and Coastal Defence Engineer have been consulted and raise no objections to the submitted details.</p> <p>Condition 18 – External Lighting – Cumbria County Council – Highways and LLFA and Copeland Environmental Health have been consulted and raise no objections to the submitted details.</p> <p>The design of the proposed landscaping and parking areas are appropriate to the overall scale, form and design of the proposed development and site context.</p> <p>Conclusion</p> <p>Condition 3 - Highways Specification – Approve requirements of planning condition.</p> <p>Condition 4 – CTMP – Approve requirements of planning condition.</p> <p>Condition 5 – SW Drainage Scheme – Approve requirements of planning condition.</p> <p>Condition 6 – CCTV Drainage Survey and Remediation – Approve requirements of planning condition.</p> <p>Condition 7 – Landscaping – Approve requirements of planning condition.</p> <p>Condition 8 – CEMP – Approve requirements of planning condition.</p> <p>Condition 9 – Contamination – Approve requirements of planning condition.</p> <p>Condition 11 – Highway Ramps – No details required to be approved by planning condition. Details of ramps approved under Planning Condition 3.</p> <p>Condition 14 – SW Management/Maintenance – Approve requirements of planning condition.</p> <p>Condition 18 – External Lighting – Approve requirements of planning condition.</p>
8.	<p>Recommendation:</p> <p>Condition 3 - Highways Specification – Approve requirements of planning condition.</p> <p>Condition 4 – CTMP – Approve requirements of planning condition.</p> <p>Condition 5 – SW Drainage Scheme – Approve requirements of planning condition.</p> <p>Condition 6 – CCTV Drainage Survey and Remediation – Approve requirements of planning condition.</p>

Condition 7 – Landscaping – Approve requirements of planning condition.

Condition 8 – CEMP – Approve requirements of planning condition.

Condition 9 – Contamination – Approve requirements of planning condition.

Condition 11 – Highway Ramps – No details required to be approved by planning condition. Details of ramps approved under Planning Condition 3.

Condition 14 – SW Management/Maintenance – Approve requirements of planning condition.

Condition 18 – External Lighting – Approve requirements of planning condition.

Case Officer: Chris Harrison

Date : 16.03.2023

Authorising Officer: N.J. Hayhurst

Date : 16.03.2023

Dedicated responses to:- N/A