

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/23/2068/0B1
2.	<b>Proposed Development:</b>	AMENDMENT OF CONDITION 8 CONSTRUCTION MANAGEMENT PLAN (TO CHANGE DELIVERY TIME) AND CONDITION 13 FOUL & SURFACE WATER DRAINAGE DESIGN (REDESIGN OF FOUL & SURFACE WATER DRAINAGE PLAN) OF PLANNING APPLICATION 4/21/2339/0F1
3.	<b>Location:</b>	JEFFERSON PARK, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, TPO - TPO, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - Data Subject to Change
6.	<b>Publicity Representations &amp; Policy</b>	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: YES</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<b>Report:</b> <b>SITE AND LOCATION</b> <p>This application relates to land at Jefferson Park.</p> <p>Outline planning permission was originally granted for the redevelopment of the site for residential use in 1998 (application reference 4/98/0311/0 relates). A subsequent application for the erection of 48 dwellings was approved in 2007 (application reference 4/06/2681/0</p>	

relates). Phase one of the development comprising 24 units has been complete.

Full planning permission was granted by the Members of the Planning Panel in November 2021 for the erection of 14 dwellings on the site for affordable rent, including the associated infrastructure, parking and landscaping (application reference 4/21/2339/0F1 relates).

The Application Site covers an area of 0.32 hectares and includes land to the west of Rose Cottage and the undeveloped areas on the site between the existing estate road and the 24 dwellings that were erected under phase one.

Jefferson Park is accessed directly from Low Road and is adjoined by the cemetery to the south and open fields to the north and west.

## **PROPOSAL**

This application seeks alterations to the approved application (reference 4/21/2339/0F1) by way of variation of conditions as follows:

- Variation of condition 8 to allow construction to begin from 8am, deliveries from 9am and the addition of contractor and visitor parking.
- Variation of condition 13 for the redesign of the drainage system due to the discovery of the mains services impacting on the original proposal.

The application has been submitted with the following information:

- Construction layout plan;
- Proposed foul and surface water drainage plan.

## **RELEVANT PLANNING APPLICATION HISTORY**

Outline application for residential development, approved in July 1998 (application reference 4/98/0311/0 relates);

Access and site layout details for private housing estate, approved in June 2003 (application reference 4/03/0450/0 relates);

48 dwellings, approved in February 2007 (application reference 4/06/2681/0 relates);

Variation of conditions 6, 12, 13, 18 and deletion of condition 23 of planning approval 4/06/2681/0F1 for 48 dwellings, approved in December 2012 (application reference



## Cumberland Council

4/12/2482/0F1 relates);

Construction of 14 dwellings for affordable rent and associated infrastructure, parking and landscaping, approved in November 2021 (application reference 4/21/2339/0F1 relates);

Variation of conditions 2 (plans), 5 (gas regime), 7 (survey of culvert), 8 (construction management plan), 9 (landscaping) and 10 (arboricultural management), approved in March 2022, (application reference 4/21/2553/0B1 relates).

Discharge of conditions 4 and 6 of planning approval 4/21/2339/0F1, approved in May 2022 (application reference 4/22/2104/DOC relates).

### **CONSULTATION RESPONSES**

#### Whitehaven Town Council

No response received.

#### Cumbria Highways

Condition 8 -

We as the LHA have no objections to the change of condition 8 regarding delivery times and welcome the new proposal for parking on site, this in turn should remove the development works vehicles parking on the B5345 Low road junction blocking the footway and reducing visibility for residents and road users.

Condition 13 -

The LLFA have no objections to the change in condition 13 but would advise the developer to create a safe and simple way of accessing the connecting pipes between the two attenuation tanks, as with services being above the proposed connecting pipes, lack of regular maintenance may become an issue which would then result in surface water system failure.

#### Flood and Coastal Defence Engineer

##### 1<sup>st</sup> response

With regards to the amendments to the conditions for the above application, I have no comments to make for Condition 8.

With regards to Condition 13, I have the following comments:

- The Drawing number referred to in the Condition within the Decision Notice is "Foul & Surface Water Drainage Design Drawing K38379 – 100, Rev 0 – Dated 02.07.2021".
- The Drawing number referred to in the Application Form for the amended Condition is "Foul & Surface Water Drainage Design Drawing K38379-20G – Dated 10.12.2021".
- The Drawing number submitted is "Foul & Surface Water Drainage Design Drawing

K38379 20, Rev G – Dated 24.02.2023”.

Therefore, I am confused over the drawing numbering and although I have no issue with the proposed changes to the drainage layout for the said reasons, there is an issue with the documentation / drawing numbering, which needs to be resolved.

2<sup>nd</sup> response

The suggested alteration in the e-mail below, would satisfy matters as far as I’m concerned.

Environment Agency

No response received.

United Utilities

No response received.

Environmental Health

No Environmental Health objections or further comments on this one.

Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued to 29 no. properties.

4 letters of objection have been received in response to these advertisements raising the following concerns:

- Visitors already have problems getting onto the estate;
- HGVs arrive before 9am and the noise wakens residents;
- Waste collection is being disrupted;
- Designated turning areas are being parked in blocking access;
- The roads aren’t cleaned after works;
- The existing conditions on the planning application are being breached;
- Vibrations from the building works are causing cracks in existing houses;
- Additional removal of trees/vegetation for the drainage solution is unacceptable;
- The drainage on site causes flooding to surrounding properties.

**PLANNING POLICIES**

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.



## Cumberland Council

### Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2013-2028 (Adopted December 2013)

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards for New Residential Development

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Policy DM28 – Protection of Trees

Copeland Local Plan 2001-2016 (LP):

Saved Policy TSP8 - Parking Requirements

HSG2 – New Housing Allocations

Proposals Map including settlement boundaries.

**OTHER MATERIAL PLANNING CONSIDERATIONS**

National Planning Policy 2021 (NPPF)

National Planning Practice Guidance (PPG)

National Design Guide (NDG)

Manual for Streets

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Cumbria Development Design Guide (CDDG).

Strategic Housing Market Assessment 2021 (SHMA)

Copeland Housing Strategy 2019

Copeland Borough-Wide Housing Needs Survey 2020

Emerging Copeland Local Plan

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.

The policies relevant to this application are:

Policy DS6PU: Design and Development Standards

Policy DS7PU: Hard and Soft Landscaping

Strategic Policy DS8PU: Reducing Flood Risk

Policy DS9PU: Sustainable Drainage

Policy DS10PU: Soils, Contamination and Land Stability

Policy H6PU: New Housing Development

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

#### The Planning Practice Guidance (NPPG)

This web based resource was launched in March 2014 by the Department for Communities and Local Government (DCLG).

This outlines that an application can be made under Section 73 of the Town and Country Act 1990 to vary a condition associated with a permission. One of the uses of a Section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied.

The effect of an application under Section 73 is the issue of a new permission sitting alongside the original permission which remains intact and unamended. To assist with clarity it states that decision notices should also repeat the relevant conditions from the original permission unless they have already been discharged. As a Section 73 application cannot be used to vary the time limit for implementation this condition must remain unchanged from the original permission.

### **ASSESSMENT**

#### Variation of hours for delivery and construction parking – Condition 8

As part of a previous application, condition 8 was discharged due to the receipt and approval of a construction management plan. The condition was amended to ensure continued compliance with the approved details and reads as follows:

8. Construction must be undertaken at all times in accordance with the submitted Construction/Environmental Management Plan (CEMP), dated November 2021 and

received 16<sup>th</sup> December 2021.

#### Reason

To safeguard the amenity of the existing occupants on Jefferson Park and in accordance with Policy ST1 of the Copeland Local Plan.

The approved details allowed for construction deliveries between the hours of 9am and 5pm, Monday to Friday. Construction operating hours were between 9am and 6pm – Monday to Friday and 9am to 1pm on a Saturday.

The proposal includes varying these hours to allow construction operation and deliveries from 8am. These changes are in response to complaints from neighbouring residents who have reported a breach of the existing conditions. The Applicant and developer have stated that the additional times will avoid any further breaches but also mean that delays on site construction are kept to a minimum.

Furthermore, construction and visitor parking and storage areas have been identified on a plan in order to ensure that there is no overspill onto Low Road and that the existing residents do not have their driveways and access road blocked.

Whilst 4 objections were received from neighbouring properties, this is a small number in comparison to the 29 properties that were consulted. No objections were received from Environmental Health and the Highways department considered that the changes were betterment.

On this basis, the variation of condition 8 is considered to be acceptable.

#### Variation of drainage scheme – Condition 13

An initial issue with the document numbering was rectified by the Applicant and the new plans are referred to.

The Applicant has stated that the mains services will impact the original proposal and therefore the foul and surface water drainage scheme has been redesigned. The proposed L shaped attenuation tank will now be split into two tanks with an approximate gap of 1500mm. These details have been assessed by both the Council's Flood and Coastal Defence





## Cumberland Council

Engineer and the Local Lead Flood Authority and the details are considered to be acceptable.

### Other Conditions

The NPPG states that “the effect of an application under Section 73 is the issue of a new permission sitting alongside the original permission which remains intact and unamended. To assist with clarity it states that decision notices should also repeat the relevant conditions from the original permission unless they have already been discharged.”

On this basis and by way of explanation, the following applies –

Condition 1 – Time condition – must remain the same.

Condition 2 – Plans – has been amended to reflect the most up to date information.

Condition 3 – Coal mining – remains as per the original permission.

Condition 4 – Coal mining – discharged under permission 4/22/2104/DOC and requires ongoing compliance.

Condition 5 – Gas regime – varied under permission 4/21/2553/0B1 to require information prior to the occupation of the dwellings.

Condition 6 – Remediation Strategy – discharged under permission 4/22/2104/DOC and requires ongoing compliance.

Condition 7 – Culverted watercourse – condition discharged under permission 4/21/2553/0B1 and varied to ensure ongoing compliance.

Condition 8 – Construction method statement – varied as part of this application and to be complied with during ongoing works.

Condition 9 – Landscaping – details approved under application 4/21/2553/0B1 and varied to ensure ongoing compliance.

Condition 10 – Arboriculture - details approved under application 4/21/2553/0B1 and varied to ensure ongoing compliance.

Condition 11 – Safe site – remains as per the original permission.

Condition 12 – External lighting – remains as per the original permission.

Condition 13 – Drainage – varied as part of this application and to be complied with during ongoing works.

Condition 14 – Maintenance of SUDS – remains as per the original permission.

Condition 15 – Ecology – remains as per the original permission.

### **CONCLUSION**

In my opinion, the revisions are minimal and are likely to create betterment for the existing

	<p>neighbours, on the whole. It is considered that conditions 8 and 13 should be varied, in accordance with the submitted information.</p> <p>Overall this is considered to be an acceptable form of development which accords with the guidance set out in the NPPG and the policies within the adopted Local Plan.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. -</li> <li>2. 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: - <ul style="list-style-type: none"> <li>Site Location Plan, scale 1:1250, drawing number 101, received 22nd July 2021;</li> <li>Block Plan, scale 1:200, drawing number 201A, received 16th December 2021;</li> <li>Site Plan, scale 1:200, drawing number 202A, received 16th December 2021;</li> <li>HT01 Floor Plans and Elevations, scale 1:100, drawing number 203, received 22nd July 2021;</li> <li>HT01 Floor Plans and Elevations, scale 1:100, drawing number 204, received 22nd July 2021;</li> <li>Plot 1-3 Overall Elevations, scale 1:50, drawing number 21039-90003A-A, received 16th December 2021;</li> <li>Plot 4-8 Overall Elevations, scale 1:50, drawing number 21039-90004A-A, received 16th December 2021;</li> <li>Plot 4-8 Overall Elevations 2, scale 1:50, drawing number 21039-90005A-A, received 16th December 2021;</li> <li>Plot 9-12 Overall Elevations, scale 1:50, drawing number 21039-90007A-A, received 16th December 2021;</li> <li>Plot 13-14 Overall Elevations, scale 1:50, drawing number 21059-90008A-A, received 6th December 2021;</li> <li>Materials and Boundary plan, scale 1:200, drawing number 205A, received 16th December 2021;</li> <li>Site Sections, scale 1:200, drawing number 206, received 22nd July 2021;</li> <li>House Types, scale 1:100, drawing number 207, received 22nd July 2021;</li> <li>External Materials Schedule, drawing number 001, received 22nd July 2021;</li> <li>Topographical Information, scale 1:200, drawing number 102, received 22nd July 2021;</li> <li>Phase 1 and II Geo-Environmental Site Investigation, written by E3P, received 22nd July 2021;</li> </ul> </li> </ol>



## Cumberland Council

Preliminary Ecological Appraisal, written by Hesketh Ecology, received 14th September 2021;  
 Coal Mining Risk Assessment, written by E3P, received 14th September 2021;  
 Flood Risk Assessment and Drainage Strategy Phase 2, written by RG Parkins, received 14th September 2021;  
 Operation and Maintenance Plan for Sustainable Drainage Systems Phase 2, written by RG Parkins, received 8th November 2021;  
 Affordable Housing Statement, received 22nd July 2021;  
 Transport Statement, written by Modal Highway Consultants Limited, received 22nd July 2021;  
 Pre-development Arboricultural Report, written by Treescapes Consultancy Ltd, received 22nd July 2021;  
 Design and Access Statement, written by Home Group, received 22nd July 2021.  
 Construction/Environmental Management Plan (CEMP), dated May 2023, received 4th May 2023;  
 Landscaping Plan, scale 1:200, drawing number 208, received 16th December 2021;  
 Arboricultural Method Statement, dated December 2021, written by Treescapes Consultancy Ltd, received 16th December 2021;  
 CCTV Inspection Report, written by SK Drainage Solutions Ltd, received 16th December 2021;  
 Construction parking and storage plan, written by Thomas Armstrong, received 13th March 2023;  
 Proposed foul and surface water drainage plan, scale 1:200, drawing number K8379-20G, received 13th March 2023.

### 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.

3. No development must commence until the remediation works and/or mitigation measures to address land instability arising from coal mining legacy have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.  
The intrusive site investigations and remedial works must be carried out in accordance with authoritative UK guidance.

### Reason

To ensure that land stability is ensured in accordance with Policy ST1 of the Copeland Local Plan.

4. The development hereby approved must be carried out in accordance with the

Specification for Consolidation of Mine Workings, written by e3p, reference 10-365-L3 and dated 24th February 2022 submitted and approved under application reference 4/22/2104/DOC. Development must be maintained as such at all times thereafter.

Reason

In order to ensure that the land is stable and in accordance with Policy ST1 of the Copeland Local Plan.

5. Prior to the occupation of the development a validation report must be submitted to the Local Planning Authority once all remediation works are completed. All work must be undertaken in accordance with current UK guidance, particularly Land Contamination Risk Management (LCRM) guides.  
The validation report is required to include details of the gas membrane installed, details of all grouting and location plans, report from the approved installer, independent validation certificate and monitoring results.

Reason

To ensure that ground gas is considered and dealt with satisfactorily in accordance with Policy ST1 of the Copeland Local Plan.

6. The development hereby approved must be carried out in accordance with Remediation and Enabling Works Strategy, written by e3p, reference 10-365-R2-1 and dated 24th February 2022, submitted and approved under application reference 4/22/2104/DOC. Development must be maintained as such at all times thereafter.

Reason

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework and in accordance with Policy ST1 of the Copeland Local Plan.

7. The application hereby approved must be carried out in accordance with the CCTV Inspection report, written by SK Drainage Solutions Ltd, reference SK-S 256/2021 and dated 22nd November 2021 submitted and approved under application reference 4/21/2553/0B1. The development must be maintained as such at all times thereafter.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the



## Cumberland Council

	<p>NPPF and NPPG and in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.</p>
8.	<p>Construction must be undertaken at all times in accordance with the submitted Construction/Environmental Management Plan (CEMP), dated May 2023 and received 4<sup>th</sup> May 2023.</p> <p>Reason</p> <p>To safeguard the amenity of the existing occupants on Jefferson Park and in accordance with Policy ST1 of the Copeland Local Plan.</p>
9.	<p>Development must be undertaken and retained in accordance with the Landscaping Plan, scale 1:200, drawing number 208, received 16th December 2021.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the development in the interests of visual amenity and in accordance with Policy DM26 of the Copeland Local Plan.</p>
10.	<p>Development must be undertaken at all times with the submitted Arboricultural Method Statement, dated December 2021, written by Treescapes Consultancy Ltd, received 16th December 2021.</p> <p>Reason</p> <p>To ensure a satisfactory appearance and method in accordance with Policy DM26 of the Copeland Local Plan.</p>
11.	<p>Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development must be submitted to the Local Planning Authority for approval in writing. This document must confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.</p>

	<p>Reason</p> <p>To safeguard the amenities of occupiers and in accordance with Policy ST1 of the Copeland Local Plan.</p>
12.	<p>All external lighting must meet the guidelines and obtrusive limits details in the institute of lighting professionals Guidance Notes for the Reduction of Obtrusive light (GN01:2011) and be retained as such at all times thereafter.</p> <p>Reason</p> <p>To ensure the amenity of all occupants in accordance with Policy ST1 of the Copeland Local Plan.</p>
13.	<p>The drainage for the development hereby approved, must be carried out in accordance with principles set out in the submitted Foul &amp; Surface Water Drainage Design Drawing K38379 – 20G, dated 24.02.2023 which was prepared by RGPARKINS. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority. No surface water will be permitted to drain directly or indirectly into the public sewer. The development must be completed in accordance with the approved details.</p> <p>Reason</p> <p>To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding and in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.</p>
14.	<p>The development must be constructed, maintained and managed in accordance with the Operation and Maintenance Plan for Sustainable Drainage Systems, written by R.G. Parkins, received 14th September 2021 for the lifetime of the use of the site.</p> <p>Reason</p> <p>To ensure a satisfactory scheme of surface water disposal from the site and in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.</p>

15. All recommendations and mitigations set out in the Preliminary Ecological Appraisal, written by Hesketh Ecology, received 14th September 2021 must be considered and implemented at all times during the site clearance and ongoing development.

**Reason**

To ensure the protection of all species and possible species on site and in accordance with Policy ENV3 of the Copeland Local Plan.

**Informatives**

1. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com) or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

2. A PROW (public footpath/bridleway/byway) number 43101 lies adjacent to the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

### **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 variation of conditions in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

**Case Officer: Sarah Papaleo**

**Date : 09/05/2023**

**Authorising Officer: N.J. Hayhurst**

**Date : 09/05/2023**

**Dedicated responses to:-**