

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2364/DOC	
2.	Proposed Development:	DISCHARGE OF CONDITIONS 3, 4, 5, 6, 7, 8, 9, 11, 12, and 13 OF PLANNING APPLICATION 4/21/2411/0F1	
3.	Location:	LAND ADJACENT TO PARTFIELD HOUSE, DRIGG	
4.	Parish:	Drigg and Carleton	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafeld 10KM, PROWs - Public Right of Way	
6.	Publicity Representations & Policy	Neighbour Notification Letter	No
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:	Site and Location	

This application relates to land adjacent to Partfield House, located within the centre of Drigg. This woodland site is located to the west of the residential curtilage of Partfield House and is accessed from the B5344 to the south of the site. The site is also bounded to the north by open countryside and to the west by a bridleway. The site also lies to the north west of Drigg Hall, a Grade II Listed Building.

Relevant Planning History

4/21/2252/0F1 – Change of use of land from woodland for site to provide eight motorhome bays, eight self-contained timber built holiday cabins, site shop/office building, shower/toilet block & bin store with access track through site – Withdrawn.

4/21/2411/0F1 – Change of use of land from woodland for site to provide eight motorhome bays, eight self-contained timber built holiday cabins, site shop/office building, shower/toilet block, bin store with access road (resubmission of withdrawn application 4/21/2252/0F1).

Proposal

In February 2022, planning permission (ref: 4/21/2411/0F1) was granted for the change of use of the land from woodland for a site to provide eight motorhome bays, eight self-contained timber built holiday cabins, site shop/office building, shower/toilet block, and bin store with access road.

This current application seeks to discharge conditions 3, 4, 5, 6, 7, 8, 9, 11, 12 and 13 of planning approval 4/21/2411/0F1. These conditions state:

Pre Commencement Conditions

3. No development must 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 approved scheme must also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent

replacement national standards.

The development hereby permitted must be carried out only in accordance with the approved drainage scheme.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

4. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

5. Prior to commencement of development, a detailed landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme must be at a scale of 1:200 and shall include:
 - a) The exact location and species of all existing trees and other planting to be retained;
 - b) An outline specification for ground preparation for landscaped areas outside of the ecological areas;
 - c) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
 - d) All proposed boundary treatments with supporting elevations and construction details;
 - e) All proposed hard landscaping elements and paving, including layout, materials and colours;
 - f) The proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme must be implemented in its agreed form prior to the end of the

first planting season following substantial completion of each phase of the development to which it is associated. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason:

To ensure an adequate landscaping scheme in accordance with Policy DM26 and ENV5 of the Copeland Local Plan 2013-2028.

6. Prior to commencement of development, an Arboricultural Method Statement must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must include, but is not limited to:
- i) Facilitation tree works;
 - ii) Installation of temporary ground protection;
 - iii) Installation of tree protection barriers;
 - iv) Excavations, level changes and the requirement for specialised trenchless techniques for the installation of services;
 - v) Installation of access roads – materials and design;
 - vi) Installation of specialist foundations;
 - vii) Preparatory works for new landscaping;
 - viii) Auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.

The approved Arboricultural Method Statement must be implemented in its agreed form unless the Local Planning Authority gives written approval to any variation.

Reason

To ensure that existing trees are protected in accordance with Policy DM28 of the Copeland Local Plan 2013-2028.

7. Prior to the commencement of any development full details of the trees/hedgerow to be removed within the site must be submitted to and approved in writing by the Local Planning Authority. Details should also be provided of all of the proposals for new planting, including the location, arrangement, species, size, specifications, numbers and planting densities. The development must be carried out in accordance with these approved details at all times thereafter.

Reason

To ensure an adequate landscaping scheme and protection of existing trees in accordance with Policy DM26 and ENV5 of the Copeland Local Plan 2013-2028.

8. Before development commences, a Construction Management Plan must be submitted to and approved in writing by the Local Planning Authority. This plan must include provide details of dust emissions, noise and vibration, and must identify remedial action to prevent nuisance. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

In the interest of residential amenity in accordance with DM10 of the Copeland Local Plan.

9. Prior to the commencement of any development at this site full detail of the proposed foul drainage system and a maintenance schedule (identifying the responsible parties) for this development must be submitted to and approved in writing by the Local Planning Authority. The approved drainage system must be implemented prior to the first use of the site and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

11. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management in accordance with Policy T1 and DM22 of the Copeland Local Plan.

12. Development must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning authority. The CTMP must 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;

- details of proposed crossings of the highway verge;
- retained areas for vehicle parking, maneuvering, 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;
- 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.

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 Policy T1 and DM22 of the Copeland Local Plan.

Prior to Use/Installation Conditions:

13. Prior to their first installation within the development hereby approved full details of any external lighting must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details at all times thereafter.

Reason

In the interest of residential amenity in accordance with DM10 of the Copeland Local Plan.

The information submitted to support this application comprises of the following:

- Application form, received by the Local Planning Authority on the 30th October 2024.
- Cover letter, received by the Local Planning Authority on the 30th October 2024.
- Proposed Drainage Layout (Amended), Scale 1:150, Drawing Number: 24-429-DWG001, Revision: C, received by the Local Planning Authority on the 2nd December

2024.

- Drainage Details, Scale 1:15, Drawing Number: 24-429-DWG002, Revision: A, received by the Local Planning Authority on the 30th October 2024.
- Manhole and Pipe Schedules, Drawing Number: 24-429-DWG003, Revision: A, received by the Local Planning Authority on the 30th October 2024.
- Site Entrance, Scale 1:50, Drawing Number: 24-429-DWG004, Revision: A, received by the Local Planning Authority on the 30th October 2024.
- Detailed Drainage Report, Prepared by Kingmoor Drainage Report October 2024, Ref: 24-429r001C, received by the Local Planning Authority on the 30th October 2024.
- Construction Phase Traffic Management Plan, Prepared by Kingmoor Consulting September 2024, Ref: 24-429R002, received by the Local Planning Authority on the 30th October 2024.
- Construction Management Plan, Prepared by Holdsworth Design Practise Ltd, Ref: USH.CS.1222.CMPWD1, received by the Local Planning Authority on the 30th October 2024.
- Proposed Lighting & Landscaping (Amended), Scale 1:200, Drwg No: USH.CH.1222.PL.LDSCP1, Rev: 2, received by the Local Planning Authority on the 16th December 2024.
- Proposed Hard Landscaping & Signage (Amended), Scale 1:50, Drwg No: USH.CH.1222.PL.LDSCP2, Rev: 1, received by the Local Planning Authority on the 2nd December 2024.
- Tree Retained Plan (Amended), Scale 1:200, Drwg No: USH.CH.1222.PL.LDSCP3, Rev: 1, received by the Local Planning Authority on the 2nd December 2024.
- Arboricultural Method Statement, Prepared by Iain Tavendale F.Arbor.A. Arboricultural Consultant, received by the Local Planning Authority on the 30th October 2024.
- Comments Sheet, Prepared by Kingmoor Consulting November 2024, received by the Local Planning Authority on the 2nd December 2024.
- Agent Response to Consultee Comments, received by the Local Planning Authority on the 2nd December 2024.
- Drainage Layout Plan with Detail, Scale 1:200, Drwg No: USH.CH.1222.PL.DNG1, Rev: 0, received by the Local Planning Authority on the 2nd December 2024.
- Lighting Product Information and Data Sheets, received by the Local Planning Authority on the 16th December 2024.
- Lighting Scheme – Psuedo Calculations, received by the Local Planning Authority on

the 16th December 2024.

- Lighting Scheme – Numbered Calculations, received by the Local Planning Authority on the 16th December 2024.
- Percolation Test, received by the Local Planning Authority on the 16th December 2024.

Consultation Responses

Cumberland Council – Highway Authority & Lead Local Flood Authority

21st November 2024

Cumberland 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 –

The LHA and LLFA welcome the information submitted in support of condition 3 and have no objection in principle but would like the following points addressed before the condition can be discharged,

- The existing drain which needs repaired flows under one of the proposed new pods the LLFA require a new manhole to be constructed either side of the proposed pod. This will allow easy access to the existing drain under the pod if ever a blockage occurred.
- The LLFA would like to know what surface water is entering the proposed surface water drain starting at the top of access road at Manhole S1 through to the attenuation pond, connections to this surface water system need to be shown on a detailed plan.
- Within the HDP covering letter for condition 3 and 4 it refers to drawing number 24-429r001C within the Drainage report, but the drawing within the drainage report is drawing number 24-429r001B can the applicant confirm which drawing is the correct version to reference.
- The proposed french drain that crosses the site to release existing ponding will increase surface water entering the existing ditch, as the French Drain is part of the new proposal the surface water collected should be attenuated, the LHA and LLFA require the french drain to outfall into the proposed new surface water system and eventually outfall through the attenuation pond.
- Within the Drainage report document it states that surface water will infiltrate into the ground, but within the document no infiltration test results have been provided, the LLFA would require infiltration test results to be added to the report if possible, or the applicant carries out BRE365 or similar tests with results being submitted in support of

this application.

Condition 4 –

The LHA and LLFA welcome the information submitted in support of condition 4 and have no objection in principle but would like the following points addressed before the condition can be discharged,

- The existing drain which needs repaired flows under one of the proposed new pods the LLFA require a new manhole to be constructed either side of the proposed pod. This will allow easy access to the existing drain under the pod if ever a blockage occurred.
- The LLFA would like to know what surface water is entering the proposed surface water drain starting at the top of access road at Manhole S1 through to the attenuation pond, connections to this surface water system need to be shown on a detailed plan.
- Within the HDP covering letter for condition 3 and 4 it refers to drawing number 24-429r001C within the Drainage report, but the drawing within the drainage report is drawing number 24-429r001B can the applicant confirm which drawing is the correct version to reference.
- The proposed french drain that crosses the site to release existing ponding will increase surface water entering the existing ditch, as the French Drain is part of the new proposal the surface water collected should be attenuated, the LHA and LLFA require the french drain to outfall into the proposed new surface water system and eventually outfall through the attenuation pond.
- Within the Drainage report document it states that surface water will infiltrate into the ground, but within the document no infiltration test results have been provided, the LLFA would require infiltration test results to be added to the report if possible, or the applicant carries out BRE365 or similar tests with results being submitted in support of this application.

Condition 5 –

The above condition is not for the LHA and LLFA to Discharge.

Condition 6 –

The above condition is not for the LHA and LLFA to Discharge.

Condition 7 –

The above condition is not for the LHA and LLFA to Discharge.

Condition 8 –

The above condition is not for the LHA and LLFA to Discharge.

Condition 9 –

Although the above condition is not for the LHA and LLFA to Discharge, the LPA should consider the following point made in condition 3 and 4.

- Within the HDP covering letter for condition 3 and 4 it refers to drawing number 24-429r001C within the Drainage report, but the drawing within the drainage report is drawing number 24-429r001B can the applicant confirm which drawing is the correct version to reference.

Condition 11 –

The LHA and LLFA are content with the information submitted in support of this application, therefore condition 11 can be discharged.

Condition 12 –

The LHA and LLFA are content with the information submitted in support of this application, therefore condition 12 can be discharged.

Condition 13 –

The above condition is not for the LHA and LLFA to Discharge.

2nd January 2025

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and additional information submitted to the Local Planning Authority in December 2024 and our findings are detailed below.

Condition 3 –

The LHA and LLFA are content with the new information submitted in support of this application, therefore condition 3 can be discharged.

Condition 4 –

The LHA and LLFA are content with the new information submitted in support of this application, therefore condition 4 can be discharged.

Condition 5 –

The above condition is not for the LHA and LLFA to Discharge.

Condition 6 –

The above condition is not for the LHA and LLFA to Discharge.

Condition 7 –



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The above condition is not for the LHA and LLFA to Discharge.

Condition 8 –

The above condition is not for the LHA and LLFA to Discharge.

Condition 9 –

The above condition is not for the LHA and LLFA to Discharge.

Condition 11 –

The LHA and LLFA are content with the information submitted in support of this application, therefore condition 11 can be discharged.

Condition 12 –

The LHA and LLFA are content with the information submitted in support of this application, therefore condition 12 can be discharged.

Condition 13 –

The above condition is not for the LHA and LLFA to Discharge.

United Utilities

18th November 2024

Further to our review of the submitted Detailed Drainage Report (ref 24-429r001C, dated Oct 2024, United Utilities note the proposals do not interact with the public sewer network and we therefore have no objection to conditions relating to drainage being discharged.

23rd December 2024

Further to our review of the submitted Proposed Drainage Layout (ref 24-429-DWG001, Rev C, dated Nov 2024), United Utilities note the proposals do not interact with the public sewer network and we therefore have no objection to conditions relating to drainage being discharged.

Cumberland Council – Environmental Health

21st November 2024

Insofar as its remit is concerned, Environmental Health would comment on the following:

- Condition 8 Construction Management Plan – this is acceptable and this condition may be discharged.
- Condition 9 Foul drainage system and maintenance – the details submitted differ from those in the original approval in that all the above ground foul services from the cabins are now proposed to connect to the large cess tank (below ground). It is unclear as to

at what points the above ground sanitary pipes drop underground to the tank, and if this can be achieved without the need for manhole chambers. There appears to be a lot of tight bends on the pipework and it is also unclear if adequate access to clear blockages is available. Can additional details on the above ground sanitary system be provided? At this point condition 9 shall not be discharged.

- Condition 13 External lighting scheme – can a light spill plan (showing lux levels) be provided in addition to the details submitted, so that assurance can be positively made that the nearest residential dwellings will not experience excessive glare and spill from the external lighting on the site? At this point, condition 13 shall not be discharged.

30th January 2025

Thank you for the additional information requested in respect of the foul drainage system and external lighting scheme.

This suitably clarifies the details of the foul drainage system on the site and, as such, condition 9 can be discharged.

The information on the external lighting does show some limited light spill off the site from the post lights inside the site entrance.

However, there appears to be sufficient distance to the nearest residential dwellings across the B5344 road outside of the site so that this excess light spill should not cause nuisance to the residential occupiers opposite, and there is some ambient external lighting provided by two highway streetlight columns in this area anyway.

The developer could consider positioning the lights on the post columns inside the site entrance to face back in to the site, and this may help to lessen the light spill outside of the site, pending safety concerns being met.

However, Environmental Health are satisfied that condition 13 may be suitably discharged now.

Consultant Arboricultural Officer – Treescape Consultancy

13th November 2024

DISCUSSION

We have the following comment/observation to make on the submitted documents.

The applicant has submitted an Arboricultural Method Statement, by Iain Tavendale Arboricultural Consultants, which contains details to fulfil the requirements of condition 6.

The applicant has also submitted a Tree Retained Plan and a Construction Management Plan and drawing to fulfil the requirements of condition 8.

A detailed landscaping and planting scheme has not been submitted to fulfil the requirements



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of conditions 5 and 7.

The Tree Schedule on the Tree Retained Plan lists five individual trees (T2–T6) that are not indicated on the plan.

The Arboricultural Method Statement and Tree Retained Plan does not give specific details (Species/Size/Retention Category) for the trees recommended for removal to construct the proposed development.

RECOMMENDATIONS

Inform the applicant that further information is required to discharge conditions 5 and 7.

19th December 2024

DISCUSSION

We have the following comment/observation to make on the submitted documents.

The following condition (5) applies to the proposed landscaping of the site.

The applicant has submitted an amended landscaping and planting plan (Proposed Lighting & Landscaping – Dwg No.USH.CS.1222.PL.LDSCP1 Rev.1) which fulfils the requirements of condition 5.

The following conditions (6 & 7) apply to the protection of the retained trees and proposed landscaping of the site.

The applicant has submitted an Arboricultural Method Statement, by Iain Tavendale Arboricultural Consultants, and a Construction Management Plan. These documents contain the necessary details to fulfil the requirements of condition 6.

The applicant has also submitted an amended Tree Retained Plan (Dwg. No.USH.CS.1222.PL.LDSCP3 Rev.1) fulfils the requirements of condition 7.

RECOMMENDATIONS

Inform the applicant that the submitted information discharges the requirements of conditions 5, 6 and 7.

Public Representation

One letter of objection has been received raising the following comments:

- The drainage system that the applicant is proposing to use (downstream of the road culvert) is not fit for purpose and currently floods my property during heavy rain.
- The drain runs through Midtown Farm, then into New House Farm and then into land belonging to Maudsyke Farm before running into the River Irt.

- This is already a heavily utilised drainage system.
- The system currently runs to full capacity during moderate rainfall. In heavier rainfall the system fails and floods land and buildings at both Newhouse Farm and Midtown Farm.
- This flooding adversely affects our farm and causes animal welfare issues.
- This also has the potential to disrupt the septic tank systems of several neighbouring properties including our own.
- This could result in raw sewage contaminated water flooding our field which is a health risk to us and our livestock.
- Despite the issues we have the applicants have not even acknowledged that there is a problem with the downstream drainage system at current rates. Nor has the applicant sought to engage with us on their proposed development or to determine if we will accept the additional water volumes/rates from a commercial enterprise into our private drains, which we will not.
- The drainage strategy states that field drains from the field adjacent to the site enter the site via a blocked pipe. This is in fact a main drain and a large area of this field are supposed to drain here into the "surface water ditch" on the site. If this drain is blocked and needs to be repaired/unblocked, then all the surface water from the adjacent field is not currently entering the downstream drainage system. When this blocked pipe is unblocked a significant volume of water will enter the downstream drainage system and make our flooding issues even worse. In addition, the applicant's drainage strategy has made no allowances for this in their calculations of water flow overall from the site. How can the applicant guarantee that water from the whole site will remain at current rates?
- The site of the proposed development contains field drains that were installed to drain the site. There is no mention of these in the strategy or any estimation of how much water they run into the downstream drainage system. As such the applicant's drainage strategy has made no allowances for this in their calculations of water flow overall from the site. How can the applicant guarantee that water from the whole site will remain at current rates?
- How was the volume of the Attenuation Pond determined? I do not believe that the pond is big enough to hold a sufficient volume of water. What happens when the pond is full at times of extreme rainfall? Will it flow over onto the road, or will the water simply be released into the downstream drainage system at a greater rate than the "QBar"?
- The report states that the determined flow rate from the Attenuation Pond is 4.53 litres per second! I can assure you that when added to the other water volumes leaving the

site (from the sources listed above) the downstream drainage system will not be able to cope with this. How has the applicant determined if the downstream drainage system can cope with these water volumes/rates leaving the site given the flooding issues we currently experience?

- The proposed development will increase the frequency of flooding on our land and our neighbour's land.

Planning Policy

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

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 2021 – 2039 (LP)

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council. The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

Planning approval 4/21/2411/0F1 was determined under the previous Local Plan, however this current discharge of conditions application is being considered under the Copeland Local Plan 2021-2016 as this now forms the development plan.

The following policies are relevant to this proposal:

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage Strategic

Policy E1: Economic Growth Strategic

Policy E2: Location of Employment Strategic

Policy T1: Tourism Development

Policy T2: Tourism Development along the Developed Coast

Policy T3: Caravans and Camping Sites for Short-Term Letting

Policy SC5: Community and Cultural Facilities

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain Strategic

Policy N6: Landscape Protection Strategic

Policy N7: St Bees and Whitehaven Heritage Coast Strategic

Policy CO4: Sustainable Travel

Policy CO7: Parking Standards and Electric Vehicle Charging Infrastructure

Other Key Material Planning Considerations

National Planning Policy Framework (2024)

National Design Guide (NDG)

Cumbria Development Design Guide (CDG)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Assessment

The application seeks to discharge the requirements of condition 3, 4, 5, 6, 7, 8, 9, 11, 12, and 13 attached to the previous planning permission at this site. These are assessed separately below:



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Condition 3:

Condition 3 seeks to discharge the requirements for the development to provide a surface water drainage scheme for the development. Following the submission of amended drainage details following initial comments from the LLFA, they have confirmed that this condition can be discharged. UU have offered no objections to this condition being discharged.

Based on this, the Local Planning Authority are satisfied with the information provided. It is therefore confirmed that condition 3 can be discharged.

Condition 4:

Condition 4 seeks to discharge the requirements for the development to provide a surface water drainage scheme for the development. Following the submission of amended drainage details following initial comments from the LLFA, they have confirmed that this condition can be discharged. UU have offered no objections to this condition being discharged.

Based on this, the Local Planning Authority are satisfied with the information provided. It is therefore confirmed that condition 4 can be discharged.

Condition 5:

Condition 5 seeks to discharge the requirements for the development to provide a detailed landscaping scheme for the proposed development. Following the submission of amended details following initial comments from the Council's Arboricultural Consultant, they have confirmed that this condition can be discharged.

Based on this, the Local Planning Authority are satisfied with the information provided. It is therefore confirmed that condition 5 can be discharged.

Condition 6:

Condition 6 seeks to discharge the requirements for the development to provide an Arboricultural Method Statement for the proposed development. The Council's Arboricultural Consultant has reviewed the submitted information and has confirmed that this condition can be discharged.

Based on this, the Local Planning Authority are satisfied with the information provided. It is therefore confirmed that condition 6 can be discharged.

Condition 7:

Condition 7 seeks to discharge the requirements for the development to provide details of any removed trees/hedgerows for the proposed development. Following the submission of amended details following initial comments from the Council's Arboricultural Consultant, they have confirmed that this condition can be discharged.

Based on this, the Local Planning Authority are satisfied with the information provided. It is

therefore confirmed that condition 7 can be discharged.

Condition 8:

Condition 8 seeks to discharge the requirements for the development to provide a Construction Management Plan for the proposed development. The Council's Arboricultural Consultant has reviewed the submitted information and has confirmed that this condition can be discharged. The Council's Environmental Health Officer has also confirmed that the submitted information is acceptable therefore this condition may be discharged.

Based on this, the Local Planning Authority are satisfied with the information provided. It is therefore confirmed that condition 8 can be discharged.

Condition 9:

Condition 9 seeks to discharge the requirements for the development to provide a foul drainage scheme for the development. No objections have been received to discharging this condition from UU. Amended information has been submitted to address initial concerns from the Council's Environmental Health Team, they have now confirmed that this condition can be discharged.

Based on this, the Local Planning Authority are satisfied with the information provided. It is therefore confirmed that condition 8 can be discharged.

Condition 11:

Condition 11 seeks to discharge the requirements for the development to prevent surface water from discharging onto/off the highway. The Highway Authority have reviewed the submitted information and has confirmed that this condition can be discharged.

Based on this, the Local Planning Authority are satisfied with the information provided. It is therefore confirmed that condition 11 can be discharged.

Condition 12:

Condition 12 seeks to discharge the requirements for the development to provide a construction traffic management plan for the development. The Highway Authority have reviewed the submitted information and has confirmed that this condition can be discharged.

Based on this, the Local Planning Authority are satisfied with the information provided. It is therefore confirmed that condition 12 can be discharged.

Condition 13:

Condition 13 seeks to discharge the requirements for the development to provide details of the proposed external lighting for the development. Amended information has been submitted to address initial concerns from the Council's Environmental Health Team, they have now confirmed that this condition can be discharged.



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	Based on this, the Local Planning Authority are satisfied with the information provided. It is therefore confirmed that condition 8 can be discharged. <u>Conclusion</u> Approve discharge of conditions 3, 4, 5, 6, 7, 8, 9, 11, 12, and 13.	
8.	Recommendation: Approve discharge of conditions	
Case Officer: C. Burns		Date : 31.01.2025
Authorising Officer: N.J. Hayhurst		Date : 31.01.2025
Dedicated responses to:-		