

LATE REPRESENTATIONS FOR PLANNING PANEL

Planning Panel Date: 27th October 2021.

Application Ref.: 4/21/2294/0F1.

Development: Proposed two-storey extension.

Address: West Cumberland Hospital, Homewood Road, Whitehaven. CA28 8JG.

SUMMARY OF CONSULTATION RESPONSE RECEIVED FROM CUMBRIA COUNTY COUNCIL – HIGHWAYS AND LLFA

Cumbria County Council - Highways

Further information was requested as part of our initial response dated 27th July 2021 and we can confirm that the majority of the points raised have been considered and amended.

The following points have not been addressed however it is believed that these can be further improved through re-design which can be secured through the use of a condition:

1. The detailing of a right turn arrow at the exit of the car park directs traffic back out towards the entrance, there should be an option to turn left towards the other parking areas to the south of the site.
2. Concern over introduction on parking barriers on the entrance to the car park could give rise at peak times for traffic to tail back to the entrance impeding the blue light route and the public highway, this needs to be further considered.
7. Vehicle routing at the bottom of the main car park appears impractical, the arrows route vehicle in a clockwise rotation, one way signage needs to be introduced in the bottom section of the car park.

As this is ultimately a private site the local planning authority is advised to consider the above comments and seek to secure further design revisions through condition.

As with the previous outline application, access will be gained from the A595 and using the existing access off Homewood Road, whilst we expect to see an increase of traffic associated with the construction and facility when complete we do not consider that existing highway safety issues will be exacerbated to an unacceptable level due this development.

The site has good transport links allowing for various modes of transport and the proposal has outlined designated parking for electric vehicles. It is noted that while the Proposed Site Plan does show designated cycle lanes there does not appear to be parking provision for cyclists or motorbikes and this needs to be considered at a detailed design stage.

Given the scale of the development there is a requirement for a full travel plan to encourage more sustainable modes of transport to and from the site, a travel survey should be

undertaken to define and measure targets, Targets should be agreed within 6 months of the new facility becoming operational and reviewed annually for 4 years.

There are administration cost implications for the County Council as the Local Highway and Transport Authority relating to elements such as reviewing the implementation and management of the Travel Plan, providing advice on its monitoring or future review, travelling to and attending meetings with the development's Travel Plan Officer. In order for this work to be undertaken by the County Council, a financial contribution will be required from the developer towards staff costs incurred by the County Council and this should be included as part of a Section 106 Agreement (which is required in order to adequately secure the Travel Plan).

These costs are based on the following formula:

Travel Plan Administration Fee Contribution = average annual costs x number of years of travel plan.

In this instance the Travel Plan Administration Fee Contribution required is £1320 x 5 = £6600.

No objection to the proposed development, subject to the following conditions being included in any notice of consent your authority wishes to grant:

1. The carriageway, footways, footpaths, cycle ways etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

*Reason: To ensure a minimum standard of construction in the interests of highway safety
To support Local Transport Plan Policies: LD5, LD7, LD8*

2. 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.

Reason: To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety.

To support Local Transport Plan Policies: LD5, LD7, LD8

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

Reason: In the interests of highway safety and environmental management.

To support Local Transport Plan Policies: LD7, LD8

4. Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management.

To support Local Transport Plan Policies: LD7, LD8

5. Footways shall be provided that link continuously and conveniently to the nearest existing footway. Pedestrian routes within and to and from the site shall be provided that is convenient to use.

Reason: In the interests of highway safety and environmental management.

To support Local Transport Plan Policies: LD7, LD8

6. The use of the facility shall not be commenced until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use.

To support Local Transport Plan Policies: LD5, LD7,

7. A Full Travel Plan shall be submitted to and approved by the local planning authority within 6 months of the facility hereby permitted coming into use. the Travel Plan shall include a completed travel survey, SMART objectives and an undertaking to provide annual reports reviewing the effectiveness of the Travel Plan including necessary amendments or measures for the at least 5 years from the travel plans approval

Reason: To aid in the delivery of sustainable transport objectives.

To support Local Transport Plan Policies: WS3, LD4

8. Development shall not commence until a Construction Traffic Management Plan 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*
- *Details of proposed delivery times that will not impact on local highway network at peak times.*

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.

To support Local Transport Plan Policies: WS3, LD4

Cumbria County Council - LLFA

Further information was requested as part of our initial response dated 27th July 2021.

A number of these requests have been addressed; however, matters remain outstanding in respect of the infiltration testing, existing drainage infrastructure, the application of the drainage hierarchy in the drainage design and the management and maintenance of any drainage scheme.

No objection to the proposed development, subject to the following conditions being included in any notice of consent your authority wishes to grant:

9. No development shall commence until a construction surface water management plan has been agreed in writing with the local planning authority.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems.

10. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The drainage scheme submitted for approval shall also be in accordance with the principles set out in the Flood Risk Assessment & Drainage Strategy WCHPH2-CUR-VV-RP-C-92001

dated 18th June 2021 and Drainage Strategy Addendum WCHPH2-CUR-VV-XX-RP-C-92003 dated 01st Oct 2021 proposing surface water discharging to the public sewer.

The scheme shall include:

- Confirmation of Greenfield rate to Qbar 100 or close to as reasonably practicable in line with S3 & S5 NSTS*
- Details of BRE 365 Standard Test for Infiltration*
- Further details in relation to 'Third Party Info Req' as detailed on Drainage Layout WCHPH2-CUR-VV-XX-DR-C-92001-P04 The development shall be completed, maintained and managed in accordance with the approved details.*

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 NPPF and NPPG.

11. Prior to the construction works commencing, a survey of the piped drainage systems to be retained on site and connecting to the public sewer system shall be undertaken and be provided to the Local Planning Authority. The information provided should also include mitigation measures where it is deemed the improvements are required to bring existing pipe work up to current design standards.

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 NPPF and NPPG.

12. The use of the facility hereby approved must not commence 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:

- a. 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 subsequently be completed, maintained and managed in accordance with the approved management and maintenance plan.*

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 NPPF and NPPG.

Copeland Borough Council - Environmental Health Officer

Support the application; however, note the potential for disruption during both the demolition and construction phase.

Demolition Phase

The Demolition plan consists of a plan of building layout, but does not include how the demolition will be undertaken, the minimum conditions are requested:

- All external lighting shall meet the guidelines and obtrusive limits details in the institute of lighting professionals Guidance Notes for the Reduction of Obtrusive light (GN01:2011)
- All HGV deliveries to the site shall be carried out solely between the hours of 09:00 and 17:00 Monday to Friday. There shall be no HGV deliveries on Saturdays, Sundays and Bank Holidays
- No idling or waiting by deliveries to prevent noise nuisance
- Construction site operating hours during the demolition phase will be Monday-Friday 08:00 to 18:00 and Saturdays 08:00 to 13:00. No construction on Sundays or Bank Holidays.
- The Demolition management plan must cover dust emissions and identify remedial action to prevent nuisance from dust
- A contact telephone number must be provided for members of the public to report any concerns/complaints

Construction phase

For the construction phase, the following minimum conditions are requested:

- All external lighting shall meet the guidelines and obtrusive limits details in the institute of lighting professionals Guidance Notes for the Reduction of Obtrusive light (GN01:2011)
- Design lighting on the façade must not cause a nuisance to any nearby residents in the local vicinity
- All HGV deliveries to the site shall be carried out solely between the hours of 09:00 and 17:00 Monday to Friday. There shall be no HGV deliveries on Saturdays, Sundays and Bank Holidays
- Construction site operating hours during the demolition phase will be Monday-Friday 08:00 to 18:00 and Saturdays 08:00 to 13:00. No construction on Sundays or Bank Holidays.
- The Construction management plan must cover dust emissions and identify remedial action to prevent nuisance from dust
- A contact telephone number must be provided for members of the public to report any concerns/complaints

OFFICER COMMENTS TO CONSULTATION RESPONSE RECEIVED:

Cumbria County Council – Highways

The comments of Cumbria County Council – Highways confirm that the proposed access arrangements are acceptable subject to minor revisions to the internal site layout and vehicle parking, the details of which can be secured via planning condition.

The planning conditions proposed are in the main appropriate to the development and will secure the outstanding information and revisions required to make the development acceptable in planning terms.

Planning Condition 6 seeks to prevent the proposed extension being brought into use before the vehicle parking area is created. This is normal practice to ensure that parking provision is delivered and to prevent impacts upon the safe operation of the highway. This condition is in conflict with the proposed phasing plan for the development, which seeks to permit the development being brought into use before the parking area is constructed. This is required to enable the continuous operation of the hospital during the construction works. Given the use of the building and the availability of other parking areas, this arrangement is considered acceptable in this instance and Planning Condition 6 is not considered appropriate.

Planning Condition 3 and Planning Condition 4 relate to surface water drainage and discharge onto the public highway. These details can be secured via a single planning condition requiring the submission, approval and implementation of a scheme of surface water drainage for the entire development. Planning Condition 3 and Planning Condition are not required.

The requirement for a Construction Traffic Management Plan is reasonable given the scale of the development proposed and the access constraints that exist at the Application Site.

Cumbria County Council – LLFA

The comments of Cumbria County Council – LLFA confirm that a means of surface water drainage is deliverable to serve the proposed development and that such details can be secured via a suspensive planning condition.

Objections have been raised by United Utilities due to the lack of robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems. This position is at slight odds with that of Cumbria County Council – LLFA. As such, it is proposed to amend Planning Condition 10 to remove reference to the requirement for the drainage scheme to accord with the submitted drainage principles and details, which will remain for approval via any discharge of planning condition application.

Given the complexities of the site and known localised areas of surface water flood risk, the requirement for a construction surface water management plan is reasonable and appropriate to prevent localised flooding during construction.

Copeland Borough Council - Environmental Health Officer

A standard planning condition is proposed in respect of hours of construction.

The other matters outlined are controlled via planning condition requiring the submission, approval and compliance with a Construction Environmental Management Plan.

REVISED RECOMMENDATION AND PROPOSED PLANNING CONDITIONS:

Issue delegated authority to the Head of Planning and Place to approve Full Planning Permission subject to the following:

- The planning conditions outlined at the end of this report; and,
 - The Applicant entering into a Section 106 planning obligation to secure any required Travel Plan Monitoring fee.
1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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: -

Planning Application Form

Site Location Plan – Drawing No. WCHPH2-GDA-V99-ZZ-DR-A-99001 Rev. P01

Proposed Site Plan – Drawing No. WCHPH2-GDA-V99-ZZ-SK-A-99012 Rev. P02

Block E & F - Proposed New Fire Escape Stair – Drawing No. WCHPH2-GDA-V2-ZZ-DR-A-30001 Rev. P02

Proposed Phase 2 Building Level 03 – Drawing No. WCHPH2-GDA-V7-03-DR-A-99001 Rev. P01

Proposed Phase 2 Building Level 04 – Drawing No. WCHPH2-GDA-V7-04-DR-A-99001 Rev. P01

Proposed Phase 2 Building Level 05 – Drawing No. WCHPH2-GDA-V7-05-DR-A-99001 Rev. P01

Proposed Phase 2 Building Roof Level – Drawing No. WCHPH2-GDA-V7-06-DR-A-99001 Rev. P01

Proposed Elevations – Sheet 1 of 3 – Drawing No. WCHPH2-GDA-V7-ZZ-DR-A-99002 Rev. P02

Proposed Elevations – Sheet 2 of 3 – Drawing No. WCHPH2-GDA-V7-ZZ-DR-A-99003 Rev. P02

Proposed Elevations – Sheet 3 of 3 – Drawing No. WCHPH2-GDA-V7-ZZ-DR-A-99004 Rev. P02

Proposed Phasing Plan – Drawing No. WCHPH2-GDA-V99-ZZ-DR-A-10017 Rev. P02

Demolition Plan – Drawing No. WCHPH2-GDA-V99-ZZ-DR-A-99005 Rev. P01

Longitudinal Elevations – Drawing No. WCHPH2-GDA-V99-ZZ-DR-A-99006 Rev. P01

Photovoltaic Layout Level 05 Volume 7 Roof – Drawing No. WCHPH2-DSSR-V7-05-DR-E-62103 Rev. P1

SAP Ecology and Environmental Ltd – Letter Ref. CCL102 – BQ&H

Transport Assessment Ref: 073096 Revision: V03

Preliminary Ecological Appraisal for BREEAM – Project Number: 60589170

Phase 1 Preliminary Risk Assessment Ref. 073096-CUR-00-XX-RP-GE-001 Rev. P02

Ground Investigation Report Ref. 073983-CUR-00-XX-RP-GE-002 Rev. V01

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.

Pre-Commencement

Highways

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.

Reason:

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

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.

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 the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Drainage

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.

Reason:

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

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.

Reason

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

Landscaping and Parking Layout

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.

Reason:

These details are required to be approved before the commencement of development to safeguard and enhance the character of the area and secure high quality landscaping in accordance with Policy DM10 and Policy DM26 of the Copeland Local Plan 2013 - 2028.

Construction Management

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.

Reason

These details are required to be approved before the commencement of development to safeguard the amenity of neighbouring occupiers, prevent highway impacts and ecological impacts in accordance with the provisions of Policy ST1, ENV3 and T1 of the Copeland Local Plan 2013-2028.

Ground Conditions

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:
 - i. Site investigation scheme, based on the Phase 1 Preliminary Risk Assessment – Report Ref. 073096-CUR-00-XX-RP-GE-001 Revision: P02 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 - ii. 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.
 - iii. 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.

Reason

To prevent harm to human health and the environment in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Noise

10. No development shall commencement until details of any external plant to be installed and an assessment of the noise impact of the proposed development on existing residential dwellings has been submitted to and approved in writing by the local planning authority. The assessment shall address the potential for noise to

occur which may impact upon the amenity of the occupier(s) of the dwellings and shall identify fully all measures which are required to control the impact of that noise.

All approved control measures shall be implemented prior to first occupation of the building and shall be retained as such thereafter. A verification report shall be submitted to and approved in writing by the local planning authority confirming that all measures in the approved assessment have been implemented in full prior to first occupation of the building.

Reason

To protect the amenity of adjacent residential properties in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Pre-occupancy or Other Stage Conditions

Highways

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.

Reason:

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

12. Notwithstanding the submitted details, footways shall be provided that link continuously and conveniently to the nearest existing footway. Pedestrian routes within and to and from the site shall be provided that is convenient to use.

Reason:

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

13. Within 6 months of the development hereby approved being brought into use, a Full Travel Plan shall be submitted to and approved by the local planning authority. The Travel Plan shall include a completed travel survey, SMART objectives and an undertaking to provide annual reports reviewing the effectiveness of the Travel Plan including necessary amendments or measures for the at least 5 years from the travel plans approval.

Reason:

To aid in the delivery of sustainable transport objectives in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Drainage

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.

Reason:

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

Materials

15. No superstructure shall be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

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

Reason:

To ensure the development is of a high quality design in accordance with Policy DM10 of the Copeland Local Plan 2013 - 2028.

Ground Conditions

16. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 14 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

An assessment must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent harm to human health and the environment in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Ecology

17. The development hereby approved shall not proceed except in accordance with the recommendations described in the SAP Ecology and Environmental Ltd – Letter Ref. CCL102 – BQ&H and Preliminary Ecological Appraisal for BREEAM – Project Number: 60589170.

Reason

For the avoidance of doubt and to prevent harm to biodiversity in accordance with the provisions of Policy ENV3 of the Copeland Local Plan 2013-2028.

External Lighting

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.

Reason

These details are required to be approved before the commencement of development to safeguard and enhance the character of the area and to minimise light pollution in accordance with the provisions of Policy T1 of the Copeland Local plan 2013-2028.

Working Hours

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

08.00 - 18.00 Monday to Friday; and
08.00 - 13.00 on Saturdays;

Reason

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