



## **Appendices for the Discharge of Pre- Commencement Conditions**

For

Land Adjacent to School House with Access from the  
B5345, St Bees

Application Ref: 4/22/2315/0F1

**APPENDIX A: Condition 3**

Visibility Splays looking to the North of the site

Before Works



After Works



Visibility Splays looking to the South of the site

Before Works



After Works



**APPENDIX B: Condition 4**

Rainwater Discharge



Application for Discharge of Conditions: 4/22/215/0F1

**APPENDIX C: Condition 6**

Arboricultural Method Statement written by Ronnie Phizacklea, 18<sup>th</sup> of July 2023.

**Graeme Morgan**

**Sunshine Properties West Coast,**

**Subject – Arboricultural Method Statement.**

This Arboricultural Method Statement seeks to address Section 6 of the approved Residential Property Development adjacent to the School House, St. Bees School, St Bees, Cumbria. OS Grid Ref NX969123.

This method statement refers to the Tree Survey and Root Protection Plan produced to support the planning application during October 2022, it also refers to the Proposed Landscape Plan for the development prepared by Westwood Landscape, dated 10<sup>th</sup> July 2023.

**Trees requiring protection during construction.**

It is noted that there is only one mature tree of significant size to be retained that is located within the boundary of the development site, being situated in Plot 1, and identified as T1 on the root protection plan that supports the Tree Survey carried out last year. All the other trees that are identified as requiring root protection during construction work, lie outside the boundary of the site and it is presumed are under third party ownership, these are also identified on the root protection plan shown as T10 to T24 located on the Southern and Western site boundaries of Plot 2 and 3, with T25 located immediately outside the Northeastern boundary of Plot 1.

Construction cannot commence until the root protection areas, shown on the root protection plan, have been fenced off and protected in line with the recommendations specified in BS 5837:2012 Trees in relation to design, demolition and construction.

Any necessary excavations located within the root protection areas identified must be carried out by hand so as not to damage the roots in line with BS5837 recommendations.

**Tree that are to be felled to facilitate development.**

The Tree Survey and Report of October 2022 detailed the trees that will require felling and removal, identified as T2 -T6, T8, T9 and all trees in the group identified as G1 to facilitate development, apart from T7 which at the time was under question as to whether removal would be necessary. It is now apparent that this specimen will require removal to facilitate the final approved design.

The felling and removal work must be carried out following BS 3998:2010 Tree Work recommendations.

**Mitigation and Landscape Planting.**

Following completion of all construction operations this work must be carried out in line with the Landscape Specification detailed in the Landscape Plan produced for the site by Westwood Landscape dated 10<sup>th</sup> July 2023.

Ronnie Phizacklea

18<sup>th</sup> July 2023

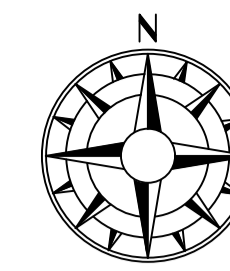
**APPENDIX D: Condition 7**

Scaled drawing of proposed landscape plan on adjacent page, designed by Westwood Landscape.

This drawing is copyright ©. Figured dimensions are to be followed in preference to scaled dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the architect immediately and before proceeding.

REVISIONS

Rev	Description	Drawn	Date
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PLANTING SCHEDULE

PLANTING SCHEDULE			
Type	Key	Specification	No/SQ.M.
<b>TREES</b>			
Prunus 'Pink Perfection'	PP	RB 8-10cm	N/A
<b>SPECIMENS</b>			
Amelanchier lamarckii	AL	C10	N/A
Phormium Sundowner	PS	C10	N/A
Phormium Yellow Wave	PY	C10	N/A
Photinia Red Robin	PR	C10	N/A
Syringa vulgaris	SV	C10	N/A
<b>SHRUBS &amp; HERBACEOUS</b>			
For all C2 read C2 or C3			
Agapanthus Blue Peter	Ab	C2, 20-30cm	5
Ajuga reptans Atropurpurea	Ar	C2, 20-30cm	6
Aster Eventide	Ae	C2, 20-30cm	6
Aster Little Man in Blue	Al	C2, 20-30cm	6
Azalea Golden Sunset	Az	C2, 20-30cm	5
Bergenia cordifolia	Bc	C2, 20-30cm	5
Cistus x cyprus	Cc	C2, 30-40cm	4
Ceanothus repens	Cr	C2, 30-40cm	4
Cornus alba Elegantissima	Ce	C2, 20-30cm	3
Choyisia Sundance	Cs	C2, 20-30cm	3
Cytisus All Gold	Ca	C3, 20-30cm	3
Delphinium Blue Jay	Db	C2, 20-30cm	5
Euonymus fortunei 'Emerald Gaiety'	Ee	C2, 20-30cm	5
Echinops nitro	Er	C2, 30-40cm	5
Geranium Johnsons Blue	Gj	C2, 20-30cm	6
Helleborus niger	Hn	C2, 20-30cm	5
Hypericum calycinum	Hc	C2, 20-30cm	4
Hypericum Hidcote	Hh	C2, 20-30cm	3
Hebe rakaiensis	Hr	C2, 20-30cm	3
Hebe 'Autumn Glory'	Hg	C2, 20-30cm	3
Hebe 'Blue Gam'	Hb	C2, 20-30cm	3
Hebe Marjorie	Hm	C2, 20-30cm	4
Heuchera mic. 'Palace Purple'	He	C2, 20-30cm	5
Hosta Aurea Marginata	Ham	C2, 20-30cm	5
Ligustrum ovalifolium Aureum	Lo	C2, 20-30cm	3
Lonicera nitida 'Maigreen'	Ln	C2, 20-30cm	3
Philadelphus coronarius Aureus	Pc	C3, 30-40cm	3
Potentilla Abbotswood	Pa	C2, 20-30cm	3
Potentilla Elizabeth	Pe	C2, 20-30cm	3
Potentilla Red Ace	Pr	C2, 20-30cm	3
Rhododendron Blue Peter	Rb	C2, 20-30cm	3
Rudbeckia Goldstrum	Rg	C2, 20-30cm	6
Senecio sunshine	Ss	C2, 20-30cm	3
Skimmia Rubella	Sr	C2, 20-30cm	3
Vinca minor Atropurpurea	Vm	C2, 20-30cm	4
<b>ORNAMENTAL HEDGE</b>			
Hebe sutherlandii	HSH	C2, 20-30cm	5/m
Lavandula Hidcote	LHH	C2, 20-30cm	5/m
<b>NATIVE HEDGE INFILL</b>			
	NBH	5/lin. m. double row	% MIX
Prunus spinosa	BR	45-60cm	13
Crataegus monogyna	BR	45-60cm	60
Ilex aquifolium	C3	45-60cm	10
Corylus avellana	BR	45-60cm	5
Sambucus nigra	C2	45-60cm	5
Rosa canina	BR	45-60cm	5
Lonicera periclymenum	C2	60-90cm	2
<b>HEDGEROW TREES</b>			
Acer campestre	Ace	BR, 2-2.5m feathered	N/A
<b>BULBS</b>			
Narcissus	N		

LANDSCAPE SPECIFICATION

**TOPSOIL CULTIVATION** In accordance with BS 3882. Apply glyphosate herbicide prior cultivation and allow the recommended period before further action. Ensure ground is free draining by breaking up subsoil and installation of land drainage as required. Do not work the soil in frozen or waterlogged condition. Remove any debris and stones greater than 50mm from surface and cultivate to suitable till for planting. Rake surface to achieve required level flush with adjacent paving for turf and 50mm below for planting to allow for mulch layer and smooth flowing contours for open space areas without hollows or soft areas. Topsoil depths to be minimum 150mm for grass and 450mm for planting and at least 300mm of suitable subsoil beneath the topsoil layer. Site topsoil to be supplemented with imported topsoil in accordance with BS 3882. Shrub beds in grass areas to be neatly cut to layout shown.

**PLANTING** Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not pot bound, free from pests and disease, hardy and undamaged by transport operations in accordance with HTA handling and establishing landscape plants. Planting and turfing to be in accordance with BS 3936 and 4428. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar habit, size, colour, value etc and that they are approved in advance by the Landscape Architect. Native species to be local provenance. Bare root and rootballed plants to be planted between November and March. Backfill of planting holes and free pits to be excavated topsoil with 25% by volume tree and shrub planting compost. Shrub pits to be generally 300 x 300 x 300mm or 75mm wider and deeper than the root spread. Tree pits to be 600 x 300 x 600mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven until firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tree cushion plants to be planted between November and March. Single 75mm diameter stake for bare-rooted trees with rubber tree belting with spacer. Apply slow release fertiliser (16:10:10) at rate of 100g/sq.m. to planting areas and 250g per tree. Thoroughly water planting.

**PLANTING DENSITIES/ SETTING OUT** Refer to the Planting Schedule for densities. Where a bed is indicated as mixed species on the plan, the area should be divided equally between the species shown and the relevant density for that species applied to that proportion of the bed. Taller species to the rear of the bed and smaller species to the front planted in bold groups of single species and not mixtures unless clearly requested on the plan annotations.

**TREE RABBIT GUARDS** If rabbit activity is noted in the area and guarding is authorised each bare-rooted native plant hedge plant to receive a 12/14 weight 900mm cane and 60cm clear spiral guard. Trees to receive 90cm spiral guard. If extensive rabbit activity is observed rabbit fencing to ornamental areas will be required as directed by the Landscape Architect.

**MULCH** Spread 50mm layer of general purpose bark mulch, free from large sticks, and debris over all shrub areas, 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edge.

**TURFING** Following cultivation preparation specified above supply and lay Rolawn Halstone turf or similar approved with staggered joints close butted to uniform levels to finish 25mm above adjacent paving levels once well tamped down. Use sharp sand spread on surface to achieve fine tuning of levels. Thoroughly soak turf on completion and ensure regular watering is arranged until the turf has rooted. Do not turf in waterlogged or frozen conditions.

**SEEDING AMENITY GRASS** Following cultivation preparation specified above apply Boston Seeds Slow Grow and Wildflower Companion amenity mix or similar approved at a rate of 35gms/sq.m. and roll with quad or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further stone-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

**LANDSCAPE MAINTENANCE.** Any plants which fall within 5 years to be replaced in the season following failure to the original specification. Check and adjust stakes and ties every month, and remove stakes in year 5 when trees are suitably stable. Prune trees and shrubs once each year - formative prune to encourage good habit. Apply fertiliser once in Spring each year to grass 40gms/sq.m. Apply fertiliser once in Spring each year to shrubs 20gms/sq.m - Osmocote slow release. Top up bark mulch to 50mm depth annually. Check for pests and diseases - treat as required. Water as required all landscape areas. Mow grass 12 times annually and remove arisings, trim edges. Apply selective herbicide and moss killer to grass as required. Re-seed, top dress and aerate lawns as required to maintain grass in good condition. Apply Glyphosate herbicide to hard paved areas as required.

School Ho

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www.westwoodlandscape.co.uk

Purpose:  
**Planning**

Client:  
Sunshine Properties West Coast

Project:  
Land Adjacent to St Bees School

Title:  
Proposed Landscape Plan

Scale:	Sheet Size:	Drawn:	Date:
1/200	A1	BW	10.07.23

Project No:	Drawing No:	Revision:
2068	L01	9



**APPENDIX F: Condition 5**

CCTV Inspection report of Culvert carried out by SK Drainage Solutions.



DRAINAGE SOLUTIONS LTD

CCTV Inspection Report

**St. Bees School, Wood Lane, St Bees, Cumbria. CA27 0DS.**

**05/07/2023**

**Approved By: S. Oakes  
Job Number: SK-S 080-2023**

**SK Drainage Solutions**

31 Adams Road, Workington, Cumbria, CA14 3YS  
Tel: 01900 268189  
office@skds.ltd

## Project Information

Job Number  
**SK-S 080-2023**

Surveyed by (Operator)  
**B.Hughes**

Base Unit  
**VJ7B51U7GO**

Date  
**05/07/2023**

### Client Details:

4 Winston close, Whitehaven, Cumbria. CA288WF. Client Contact Name: Nadine Caulfield

### Site Details:

St. Bees School, Wood Lane, St Bees, Cumbria. CA27 0DS. Site Contact Name: Nadine Caulfield

### Contractor Details:

SK Drainage Solutions Ltd  
31 Adams Road  
Workington  
Cumbria  
CA14 3YS

Office Contact Name: S. Oakes  
Office Contact Number: 01900268189

### Purpose of Survey:

Survey of culvert that crosses the site.

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Job Number <b>SK-S 080-2023</b>	Surveyed by (Operator) <b>B.Hughes</b>	Base Unit <b>VJ7B51U7GO</b>	Date <b>05/07/2023</b>
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## Report Contents

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Page 5	Survey Run Sheet(Survey 1 - SOURCE to OUTFALL)
Page 8	Defect Summary
Page 10	Grade Defect Descriptions

# Report Summary

Job Number <b>SK-S 080-2023</b>	Surveyed by (Operator) <b>B.Hughes</b>	Base Unit <b>VJ7B51U7GO</b>	Date <b>05/07/2023</b>
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## Job Information

Total Distance Surveyed: **51.67 metres**  
 Engineer: **B.Hughes**  
 Number of Surveys: **1**  
 Number of Surveys grade 4 or above: **1**

## Job Comments

Push rod camera had to be used due to the restricted access with the main line system.  
 Numerous slight displaced joints throughout.  
 Tap roots noted at 19.12m and 25.10. Pipe is fractured at 20.79m. There is a connection at 32.60m but the origins of which are unknown.

## Section 1 Overview (05/07/2023)

Manholes: **SOURCE to OUTFALL**  
 Pipe Length: **51.67 metres**  
 Structural Grade: **4**  
 Service Grade: **4**  
 Material: **Vitrified clay**  
 Pipe Size: **225mm**  
 Use: **Surface water**

Push rod camera had to be used due to the restricted access with the main line system.  
 Numerous slight displaced joints throughout.  
 Tap roots noted at 19.12m and 25.10. Pipe is fractured at 20.79m. There is a connection at 32.60m but the origins of which are unknown.

# CCTV Inspection Report

Surveyed by (Operator) <b>B.Hughes</b>	Job Number <b>SK-S 080-2023</b>	Pipe Length Reference(PLR) <b>SOURSE</b>	Date <b>05/07/2023</b>	Pre Cleaned <b>Not Cleaned</b>
Weather <b>1 - Dry</b>	Customer Present	Service Grade/Structural Grade <b>4/4</b>	Base Unit <b>VJ7B51U7GO</b>	Section Number <b>1</b>
Road <b>St. Bees School, Wood Lane, St Bees, Cumbria. CA27 0DS.</b>		Division		
Place		District		
Location		Location Details		
Purpose Duty <b>Surface water</b> Catchment	Shape/Size <b>225mm</b> Material <b>Vitrified clay</b> Category	Start Node <b>SOURSE</b> End Node <b>OUTFALL</b> Total length <b>51.67 metres</b>		

Scale **1:2.71**  
Direction **Downstream**

Start Node Ref:SOURSE | I/L : metres

Position	Code	Description	Photo	Type/Grade
0.00	SN	Start node type: Source	8140447	Comment / 0
0.00	WL	Water level 0% height/diameter	8140448	Comment / 0
19.12	RTJ	Roots tap at joint	8155594	Service / 4
20.79	FM	Fracture multiple from 9 to 3 o'clock	8140450	Structural / 4
25.10	RTJ	Roots tap at joint	8155598	Service / 4
32.60	CN	Connection other than junction at 9 o'clock, diameter 100mm	8155600	Comment / 0
42.52	JD	Joint displaced 10mm	8155603	Structural / 1
51.67	BRF	Finish node type, major connection without manhole, reference CCTV Has gone past site boundary	8140452	Comment / 0

End Node Ref:OUTFALL | I/L : metres

Job Number <b>SK-S 080-2023</b>	Surveyed by (Operator) <b>B.Hughes</b>	Base Unit <b>VJ7B51U7GO</b>	Date <b>05/07/2023</b>
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Start node type: Source



Water level 0% height/diameter



Roots tap at joint



Fracture multiple from 9 to 3 o'clock



Roots tap at joint



Connection other than junction at 9 o'clock, diameter 100mm

# CCTV Inspection Photos

Job Number <b>SK-S 080-2023</b>	Surveyed by (Operator) <b>B.Hughes</b>	Base Unit <b>VJ7B51U7GO</b>	Date <b>05/07/2023</b>
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Joint displaced 10mm



Finish node type, major connection without manhole, reference CCTV  
Has gone past site boundary



## Structural Defects (SRM 4)

Job Number <b>SK-S 080-2023</b>				Surveyed by (Operator) <b>B.Hughes</b>			Base Unit <b>VJ7B51U7GO</b>			Date <b>05/07/2023</b>			
No.	PLR	Dir.	Use	Shape/Size	Date	Mat.	Total Length	Inspection Length	Cat.	Peak Score	Grade	Mean Score	Total Score
1	SOURSE	D	S	225	05/07/2023	Vitrified clay	51.67 metres	51.67		80	4	1.59	82

## Service Defects (SRM 4)

Job Number <b>SK-S 080-2023</b>				Surveyed by (Operator) <b>B.Hughes</b>			Base Unit <b>VJ7B51U7GO</b>			Date <b>05/07/2023</b>			
No.	PLR	Dir.	Use	Shape/Size	Date	Mat.	Total Length	Inspection Length	Cat.	Peak Score	Grade	Mean Score	Total Score
1	SOURSE	D	S	225	05/07/2023	Vitrified clay	51.67 metres	51.67		5	4	0.19	10

## Defect Grade Descriptions

Job Number <b>SK-S 080-2023</b>	Surveyed by (Operator) <b>B.Hughes</b>	Base Unit <b>VJ7B51U7GO</b>	Date <b>05/07/2023</b>
<p><b>1: Occurences without damage. For example, laterals, joints,etc.</b></p> <p><b>NO DEFECTS WERE DETECTED.</b></p>			
<p><b>2: Constructional deficiencies or occurences with insignificant influence to tightness, hydraulic or static pressure or pipe: Eg. wide joints, badly torched intakes, minor deformation of plastic pipes, minor erosions etc.</b></p> <p><b>REHABILITATION CAN BE SCHEDULED LONG-TERM.</b></p>			
<p><b>3: Constructional deficiencies diminishing static, hydraulic and tightness: Eg. untorched intakes, cracks, minor drainage obstructions such as calcite build ups, protruding laterals, minor damages to pipe wall, individual root penetrations, corroded pipe walls etc.</b></p> <p><b>REHABILITATION IS NECESSARY MEDIUM-TERM WITHIN 3 TO 5 YEARS.</b></p>			
<p><b>4: Constructional damages with insufficient static safety, hydraulic or tightness: Eg. axial/radial pipe bursts, pipe deformations, visually noticeable infiltration/exfiltration, cavities, in pipe-wall, severe protruding, laterals severe root penetrations, severe corrosion of pipe wall etc.</b></p> <p><b>REHABILITATION PROCEDURE IS URGENT AND HAS TO BE COMPLETED WITHIN 1 TO 2 YEARS. NECESSITY FOR EMERGENCY OPERATIONS HAS TO BE EXAMINED.</b></p>			
<p><b>5: Pipe is already or will shortly be impermeable: Eg. collapsed pipe, deeply rooted pipe or other drainage obstructions. Pipe loses water or danger of backwater in basements etc.</b></p> <p><b>REHABILITATION IS URGENT AND SHORT-TERM. IN ORDER TO PREVENT FURTHER DAMAGE, NECESSARY TEMPORARY SPOT REPAIR HAS TO BE CONDUCTED ON EMERGENCY LEVEL.</b></p>			

**APPENDIX F: Condition 5**

Quotation for Culvert works following inspection.

**S K Drainage Solutions Ltd**

31 Adams Road, Derwent Howe Industrial Estate  
 Workington  
 CA14 3YS



<b>Company Address:</b> Nadine Caulfield 4 Winston Close Moresby Parks CA28 8WF
<b>Site Address:</b> Development Land, School House, St Bees

**Quotation**

<b>Reference</b>	SK-Q126
<b>Date</b>	10/07/2023
<b>Job reference</b>	
<b>Order number</b>	
<b>Account reference</b>	LAND0001

Qty	Description	Selling price	VAT %	VAT	Gross amount
1	Labour and Plant for root cutting and liner installation.	£1,050.00	20	£210.00	£1,260.00
3	Liner 225mm x 1.0m	£205.00	20	£123.00	£738.00
1	Jet/Vac Recycler for cleaning and debris removal	£600.00	20	£120.00	£720.00

Following on from a drain survey of the culvert (ref: SK-S 080-2023), defects were noted. These were:  
 Tap Roots at 19.12m and 25.1m. The pipe is fractured at 20.79m. The estimated length of the culvert within the plot boundary is 30m so anything after this distance on the report has not been included in this quotation.

- The proposal for rectification would be to:
- Remove the trash screen to allow access.
  - Use Jet/Vac Recycler to clean the culvert and remove any debris.
  - Use a robotic cutting machine to remove the roots.
  - Install Localised Structural Repair Liners at 19.12m and 25.1m (to seal joints after root removal).
  - Install a Localised Structural Repair Liner at 20.79m where the pipe is fractured.
  - Survey on completion.

<b>Total ex VAT</b>	£2,265.00
<b>Total Tax</b>	£453.00
<b>Total</b>	£2,718.00