

Town and Country Planning Act 1990 (as amended)

4/16/2339/OR1

NOTICE OF GRANT OF PLANNING PERMISSION

Chris Bugler Architects Ltd  
The Barn  
Baycliffe House  
Baycliff  
ULVERSTON  
Cumbria LA12 9RN

RESERVED MATTERS APPLICATION FOR ACCESS, PLOT LAYOUT, SURFACE AND FOUL WATER DRAINAGE  
FORMER COUNCIL DEPOT, THE OLD QUARRY, HOLBORN HILL, MILLOM  
Mr J English

The above application dated 29/09/2016 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

- 1 The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission

Reason

To comply with Section 92 of the Town and Country Planning Act 1990, as amended by 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.-
  - Site Access Road and Plot Layout, Scale 1:200, Drawing No: 459/01, received by the Local Planning Authority on the 29<sup>th</sup> September 2016
  - Proposed Drainage Layout, Drawing No: K32716/A1/11, received by the Local Planning Authority on the 29<sup>th</sup> September 2016
  - External Works Layout, Scale 1:200, Drawing No: K32716/A1/04B, received by the Local Planning Authority on the 12<sup>th</sup> September 2016
  - External Works Construction Details, Scale 1:200, Drawing No. K32716/A1/05, received by the Local Planning Authority on the 12<sup>th</sup> September 2016

- Proposed Drainage Layout and Manhole Construction Details, Scale 1 20 & 1 200, Drawing No K32716/A1/11B, received by the Local Planning Authority on the 13<sup>th</sup> December 2016
- External Works Layout, Scale 1 200, Drawing No: K32716/A3/04A, received by the Local Planning Authority on the 9<sup>th</sup> December 2016.

**Reason**

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004

- 3 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted drawing of "Proposed Drainage Layout and Manhole Construction Details", ref. K32716/A1/11 Rev B dated 13<sup>th</sup> December 2016 which was prepared by R.G Parkins & Partners LTD. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 6.5 l/s into the combined sewer. The development shall be completed in accordance with the approved details and maintained at all times thereafter.

**Reason**

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

4. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum.
  - Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company, and
  - Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime

The development shall subsequently be completed, maintained and managed in accordance with the approved plan

#### Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

5. Footways shall be provided that link continuously to the nearest existing footway as part of the development and ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc to be safely manoeuvred at kerb lines. Details of all such footways and ramps shall be submitted to and approved by the Local Planning Authority in writing 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

- 6 Prior to the commencement of any construction works an access shall be formed which provides visibility splays of 2 4m x 43m in accordance with the approved plan External Works Layout, Drawing No: K32716/A1/04B, received by the Local Planning Authority on the 12<sup>th</sup> December 2016 Once constructed the access shall be maintained in accordance with the approved details at all times thereafter.

#### Reason

To ensure that the new access road is constructed within a reasonable timescale in the interests of highway safety

#### **Informative(s):**

- 1 It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 03707 510101 to obtain maps of the site.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)  
<<http://www.gov.uk/government/organisations/the-coal-authority>>

**Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

13/01/2017

Pat Graham  
Managing Director