

23 January 2025

Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Dear Sir/ Madam,

CALDER TOWN END FARM, SEASCALE – DISCHARGE OF PLANNING CONDITIONS ON APPLICATION REF. 4/22/2180/0F1

On behalf of our client, NDA Properties Ltd please find enclosed an application for approval of details reserved by Condition 3 of planning application ref. 4/22/21800/0F1 for the prior notification application for demolition of buildings at Calder Town End Farm, Seascale.

This letter sets out the information submitted and the condition wording to which they relate.

Condition 3

Demolition must not commence until a Demolition Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The DTMP must include details of:

- 1. pre-demolition 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;*
- 2. details of proposed crossings of the highway verge;*
- 3. retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the demolition;*
- 4. cleaning of site entrances and the adjacent public highway;*
- 5. details of proposed wheel washing facilities;*
- 6. the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;*
- 7. demolition vehicle routing;*
- 8. the management of junctions to and crossings of the public highway and other public rights of way/footway;*
- 9. Details of any proposed temporary access points (vehicular / pedestrian)*
- 10. surface water management details during the demolition phase*
- 11. deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety.*

In accordance with this condition please find enclosed Demolition Traffic Management Plan prepared by Inglenorth Contracting Ltd dated 13th January 2025. For ease of reference, the

schedule below sets out where within the Plan we have addressed the requirements of the condition.

Requirement	Paragraph Number
<i>1. pre-demolition 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;</i>	The road condition survey will be carried out as part of the contractors pre-start on site works with a member of the highway authority present.
<i>2. details of proposed crossings of the highway verge;</i>	There are no crossings proposed to the highways
<i>3. retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the demolition;</i>	Please refer to the site map in Para 9.0
<i>4. cleaning of site entrances and the adjacent public highway;</i>	Para 9.0 confirms that there will be high pressure washers at the site entrance, these will be used for cleaning the site entrance if and when required.
<i>5. details of proposed wheel washing facilities;</i>	Please refer to Para 9.0
<i>6. the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;</i>	Please refer to Para 9.0
<i>7. demolition vehicle routing;</i>	Access route plan included on Page 7
<i>8. the management of junctions to and crossings of the public highway and other public rights of way/footway;</i>	Please refer to Paras 7. & 11.4
<i>9. Details of any proposed temporary access points (vehicular / pedestrian)</i>	There are no temporary access points proposed.
<i>10. surface water management details during the demolition phase</i>	There is an aco drain across the site entrance which will be kept clear of debris and ensure no surface water run off on to the highway.
<i>11. deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety.</i>	Please refer to Para 11.1, deliveries will not take place during school muster times.

Summary

I trust that the enclosed information will enable you to approve the proposals in line with the condition requirements. If you have any queries or require any further details, please do not hesitate to contact me.



Yours faithfully,

Joseph Smith
Associate Planner

For and on behalf of Avison Young (UK) Limited