

29 January 2025



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria
CA1 1RD

Dear Sir/ Madam,

NEW HOUSE FARM, DRIGG – DISCHARGE OF PLANNING CONDITIONS ON APPLICATION REF. 4/24/2008/OF1

On behalf of our client, Nuclear Decommissioning Authority (NDA) please find enclosed an application for approval of details reserved by Conditions 3 and 4 of planning application ref. 4/24/2008/OF1 for the prior notification application for demolition of cattle shed, dutch barn, stone barn, piggery, house and outbuildings at New House Farm, Drigg.

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

Condition 3

The highway and all drains must be protected at the access and within the development site (possible culvert) prior to the development commencing in accordance with details which must be submitted to and approved in writing by the Local Planning Authority. The works to protect the drains must be carried out in accordance with a specification approved by the Local Planning Authority and retained as such thereafter.

In accordance with this condition please find enclosed a Surface Water and Drainage Management Plan prepared by Inglenorth Contracting Ltd dated 24th January 2025. Specific details regarding the site's drainage and control methods are included at Sections 5.0 – 7.0.

Condition 4

The demolition/development hereby approved 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:
retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the demolition/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;
surface water management details during the demolition/construction phase;
verge protection on narrow roads;

In accordance with this condition please find enclosed a Traffic Management Plan (Rev 0) prepared by Inglenorth Contracting Ltd. 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>retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the demolition/development;</i>	Please refer to Para 4.0
<i>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>details of proposed wheel washing facilities;</i>	Please refer to Para 9.0
<i>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>construction vehicle routing; the management of junctions to and crossings of the public highway and other public rights of way/footway;</i>	Please refer to Para 6.0
<i>surface water management details during the demolition/construction 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. Please also refer to the Surface Water and Drainage Management Plan prepared by Inglenorth Contracting Ltd dated 24 th January 2025.
<i>verge protection on narrow roads;</i>	The vehicle access route confirms there are no narrow roads and verges on approach to the site. Nearer the site and at the entrance vehicles will be guided in by qualified and certified banksmen. Please refer to Para 5.2

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