

COPELAND BOROUGH COUNCIL  
THE COPELAND CENTRE  
CATHERINE STREET  
WHITEHAVEN  
CA28 7SJ

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DATE: 12/05/2023

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**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION  
TOWN AND COUNTRY PLANNING ACT 1990**

**APPLICATION NO:** 4/22/2118/0F1

**APPLICATION SITE:** THE WHITEHAVEN ACADEMY  
CLEATOR MOOR ROAD  
WHITEHAVEN  
CA28 8TY

**PROPOSED DEVELOPMENT:** DEVELOPMENT OF SURFACED SPORT FACILITIES ON SITE OF EXISTING REDGRA SURFACED SPORTS FACILITY AND PART OF EXISTING PLAYING FIELD, INCLUDING: AN ARTIFICIAL HOCKEY TURF PITCH, AN ARTIFICIAL GRASS PITCH, HARDSTANDING TENNIS/NETBALL COURTS, POLYMERIC SURFACED SPRINT STRAIGHT, ACCESS/SPECTATOR AREAS AND ASSOCIATED FENCING AND SPORTS LIGHTING SYSTEM

**APPLICABLE CONDITIONS:** CONDITIONS 3, 4, AND 5 ATTACHED TO PLANNING PERMISSION REFERENCE 4/22/2118/0F1 DATED 06/06/2022

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Dear Planning,

**CONDITION 3**

Detail

*'(a) No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority after consultation with Sport England. The CMP shall include the following:*

- (i) details of the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials);*
- (ii) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated;*
- (iii) details of the access and parking provision for vehicles of site operatives and visitors;*
- (iv) details of provisions for the loading and unloading of plant and materials;*
- (v) measures to control dust and dirt during construction; and,*
- (vi) measures to control noise and vibration.*

*(b) The development shall be completed in accordance with the approved details.*

*(c) The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before commencement of the use of the development hereby approved.*

*Reason: To protect the playing fields/sports facilities from damage, loss or availability of use in accordance with the provisions of Policy SS4 of the Copeland Local Plan 2013-2028.'*

#### Supporting Documents

- Notts Sport Ltd – Construction Management Plan v2
- Notts Sport Ltd – Access Management Plan NSTWA004E dated 11/04/2023

#### Comment

No material highway concerns were expressed in relation to the subject proposals. An updated CMP has been prepared to cover all salient highway points focusing on the construction phase of the development. Based on the information detailed therein no adverse impacts are anticipated towards the local highways, the wider playing fields within the site, or otherwise.

We find that the information provided is appropriate to discharge Condition 3.

#### **CONDITION 4**

##### Detail

*‘(a) No development shall commence until:*

- (i) a CCTV survey of the existing surface water drainage system to serve the development has been undertaken to show the repairs carried out to the system and the condition of the pipe and outfalls; and*
- (b) scheme of mitigation measures where it is deemed that further improvements or repairs to the existing surface water drainage system are required have been submitted to and approved in writing by the Local Planning Authority.*
- (c) 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.’*

#### Supporting Documents

- Invek Surveys – Drainage Layout
- Unblock Cumbria – Drainage Survey
- Unblock Cumbria – Survey Videos (2)
- Unblock Cumbria – Drainage Statement
- Notts Sport Ltd – Drainage Plan NSTWA004E dated 12/05/2023

#### Comment

A surface water discharge connection was detailed in the full planning application following the previous ground investigations with negligible infiltration rates recorded. Unblock Cumbria were consulted to survey the relevant drains and return an appropriate repairs scheme to ensure that local flood risk would not be increased. No repairs were suggested as a result of the survey. Note that the survey videos can be provided upon request due to file size.

We find that the information provided should suffice for the discharge of Condition 4.

#### **CONDITION 5**

##### Detail

*‘(No development shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. The development shall be completed in accordance with the approved mitigation measures.*

*Reason: In the interest of public health and to ensure protection of the public water supply and mitigate flood risk in accordance with the provisions of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.'*

Supporting Documents

- United Utilities – Email Response

Comment

In the full application, United Utilities (UU) raised concerns with an existing water main within the site. Subsequent site surveys from their engineers have evidenced that the water main is away from the development footprint and therefore unaffected by the subject works. A short correspondence has been redacted and attached.

We find that the information provided should suffice for the discharge of Condition 5.

If you require any further information or clarification, please make contact using the covering page details.

Regards,  
Jason