

17-03-2022

Sent by email to: development.control@copeland.gov.uk

Copeland Borough Council Development Management Market Hall Market Place
Whitehaven CA28 7JG

Dear Sir/Madam LAND NORTH OF SCHOOL BROW MORESBY PARKS
WHITEHAVEN CA28 8UX APPLICATION TO DISCHARGE CONDITIONS
FOLLOWING OUTLINE APPROVAL 4/16/2175/001

Please find enclosed an application to discharge (full or in part) conditions 4, 5, 8, 10, 13 and 14 of outline planning permission reference 4/16/2175/001 which granted outline permission for a residential development on two pieces of land to the north of School Brow, Moresby Parks, Whitehaven.

The application was re-submitted directly to Copeland Borough Council today.

A list of documents submitted with the application is included at the end of this covering letter. These are amended details from the existing application.

The planning fee was transferred directly using the reference 'Addis Moresby' back in July 2021 for 20 plots, subsequently reduced to 19.

The applicant/developer – Raemore Developments Limited - is approaching the delivery of the overall outline approval in a phased approach. Site B – the smaller of the sites to the east will be started first with the estate road put in and the individual plots sold off as self-build plots.

Whilst this is underway, the detail for the second site – Site A - will be pulled together and submitted for approval. In light of this, we accept that some of the conditions below can only be discharged on a partial basis at this stage. Dealing with each condition in turn:

Condition 1 – noted.

Condition 2 – noted.

Condition 3 – noted.

Condition 4 – carriageways etc.to be designed and agreed

Condition 5 – full engineering details of the estate road design to allow a partial discharge of these conditions for Site B, we enclose construction drawings for the carriageways etc. as set out below:

- i. Longsections Sheet 1 6972-101B
- ii. Adoptable Road Layout 6972-100A
- iii. Longsections Sheet 2 6972-102
- iv. Typical Road Details – 6972-103
- v. Section 38 Plan 6972-104

Condition 6 – noted for site B

Condition 7 – noted.

Condition 8 – Construction Management Plan To allow a partial discharge of this condition for Site B, we enclose a Construction Management Plan.

Condition 9 – noted.

Condition 10 – School Car Parking To allow a partial discharge of this condition for Site B, we enclose a plan showing the details of the car parking to be used in association with the school. Further details will be submitted when Site A comes forward.

Condition 11 – noted.

Condition 12 – noted.

Condition 13 – Sustainable Maintenance and Management Plan To allow a partial discharge of this condition for Site B, we enclose a Sustainable Maintenance and Management Plan.

Condition 14 – Phasing Plan To allow a partial discharge of this condition for Site B, we enclose a Phasing Plan The application to discharge the above planning conditions is submitted alongside the application for the reserved matters and a separate application for an attenuation basin. Collectively, all three applications relate to the site and, once determined, will allow the permission to be implemented and eventually completed. We trust that the above is in order. If there are any outstanding issues or if you need clarification on any aspect of the proposal please do not hesitate to contact us at your earliest convenience.

Yours faithfully

Mike Rae

Raemore Developments Ltd