

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

13th November 2024

PLANNING APPLICATION REF 4/23/2085/OF1

**ERECTION OF BUILDINGS AT JOE MCBAIN AVENUE, MORESBY PARKS,
WHITEHAVEN**

Further to the above planning application, we write to confirm the submission of information associated with the following conditions.

Condition 3 - Construction Traffic Management Plan

Condition 4 - Visibility Splays

Condition 5 - Car Parking

Condition 6 - Remediation Strategy

Condition 8 - SUDS Scheme

Condition 9 - Car Parking

Condition 10 - Footways and Carriageway details

Condition 11 - Landscaping

The following tables appended to this letter provide supporting references and information pertaining to these condition and these are appended to the application for your consideration. We trust this is satisfactory for your needs at present and please do not hesitate to contact us if you require any more information.

Yours Sincerely

Colin Aimers
BEng Hons CENG CENV MICE
Kingmoor Consulting Ltd

colin.aimers@kingmoorconsulting.co.uk

24-471c002

Kingmoor Consulting Ltd, Suite 4, Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ

☎: 01228 915900 • ✉ : hello@kingmoorconsulting.co.uk

Condition	Summary	Compliance Documents
1	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.	N/A
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	N/A
3	Development must not commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of: <ul style="list-style-type: none"> • retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the 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; Details of any proposed temporary access points (vehicular / pedestrian) • surface water management details during the construction phase 	See document reference 24-471r002
4	The development must not commence until visibility splays providing clear visibility of 60 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and	See dwg 24-471 DWG009

24-471c002

Kingmoor Consulting Ltd, Suite 4, Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ

 ☎: 01228 915900 • ✉ : hello@kingmoorconsulting.co.uk

Company Registration 06442980 - VAT No 263 8130 10

Condition	Summary	Compliance Documents
	Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) relating to permitted development, no structure, vehicle or object of any kind will be erected, parked or placed and no trees, bushes or other plants will be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays must be constructed before general development of the site commences so that construction traffic is safeguarded.	
5	Prior to the commencement of the development hereby approved, a detailed car park design must be submitted to and approved by the local planning authority. This must include the detailed design of the car, disabled, motorcycle and pedestrian cycle bays. The car park must be brought into use before the commencement of development on the buildings hereby approved to accommodate construction traffic.	See dwg 24-271 DW6001
6	No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components: 1. A preliminary risk assessment which has identified: • all previous uses • potential contaminants associated with those uses • a conceptual model of the site indicating sources, pathways and receptors • potentially unacceptable risks arising from contamination at the site 2. A site investigation scheme, based on (1) to provide information for a	See document reference 24-471r003

24-471c002

Kingmoor Consulting Ltd, Suite 4, Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ

 ☎: 01228 915900 • ✉ : hello@kingmoorconsulting.co.uk

Company Registration 06442980 - VAT No 263 8130 10

Condition	Summary	Compliance Documents
	detailed assessment of the risk to all receptors that may be affected, including those off-site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved	
7	Prior to the first occupation of the development hereby approved, highway improvements including a new pedestrian island crossing point and the repositioning of the speed restriction signs on the Moresby Parks Road must be constructed and available for use in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. These must remain operational during the lifetime of the development.	N/A
8	Prior to the occupation of the development hereby approved, details of a sustainable surface water drainage scheme and a foul water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include: (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof).	See document reference 24-471r001

24-471c002

Kingmoor Consulting Ltd, Suite 4, Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ

 ☎: 01228 915900 • ✉ : hello@kingmoorconsulting.co.uk

Company Registration 06442980 - VAT No 263 8130 10

Condition	Summary	Compliance Documents
	<p>This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p>	
9	<p>Prior to the first occupation of the development hereby approved, an accessible parking bay must be marked out and available for use on the application site in accordance with the details set out in the Cumbria Design Guide. The accessible bay must be maintained at all times whilst the building is operational.</p>	See dwg 24-471 DWG001
10	<p>Prior to the first occupation of the development hereby approved, the carriageway access, footways, footpaths, must be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, must be submitted to the Local Planning Authority for approval. The building will not be occupied until a full</p>	See dwg 24-471 DWG001, DWG003, DWG004 & DWG005

24-471c002

Kingmoor Consulting Ltd, Suite 4, Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ

 ☎: 01228 915900 • ✉ : hello@kingmoorconsulting.co.uk

Company Registration 06442980 - VAT No 263 8130 10

Condition	Summary	Compliance Documents
	specification has been approved. Any works so approved must be constructed before the development is complete.	
11	Prior to the first occupation of the development hereby approved, a full landscaping scheme must be submitted to and approved by the Local Planning Authority. The landscaping must be maintained as approved at all times thereafter, during the lifetime of the development.	See dwg 24-471 DWG001
12	Prior to their installation full details of any external lighting must be submitted to and approved in writing by the Local Planning Authority. Any lighting must conform to requirements set out in the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E3 contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01/21. Development must be maintained in accordance with the approved details at all times thereafter.	N/A
13	The commercial premises hereby granted planning permission must be used for Class B2 and B8 of the Town and Country Planning (Use Classes)(England) Order 1987 (as amended) only, including ancillary trade use, and for no other purpose without the express written consent of the Local Planning Authority.	Noted

24-471c002

Kingmoor Consulting Ltd, Suite 4, Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ

 ☎: 01228 915900 • ✉ : hello@kingmoorconsulting.co.uk

Company Registration 06442980 - VAT No 263 8130 10