

Discharge of Condition Statement

Application to discharge Conditions 3, 5 and 8 of Application 4/24/2036/0B1

Prepared on behalf of Thomas Armstrong (Construction) Ltd



Report Details

Issued by	Sam Greig Planning	
Client	Thomas Armstrong (Construction) Ltd	
Project Name	Harras Dyke Farm	
Report Title	Discharge of Condition Statement	
Job Ref.	24/011	
Date	10/05/24	

Version Control

Issue No.	Status	Date	Approved	Revision Details
1	Final	10/05/24	SG	
2	Final	20/06/24	SG	Amended S38 Highways Adoption Plan
3	Final	29/07/24	SG	Amended information regarding Condition 5

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1 Introduction

- 1.1.1 This Statement accompanies an application to discharge conditions 3, 5 and 8 of Application 4/24/2036/0B1, which is a Reserved Matters Application relating to the erection of 5 dwellings at Harras Dyke Farm, Harras Dyke, Whitehaven.
- 1.1.2 The Statement lists the conditions that are proposed to be discharged, along with the information that has been provided to discharge the conditions in question.

2 Condition 3 – Highway Adoption Details

2.1.1 Condition 3 states that:

“Prior to the commencement of the development hereby approved, full details of the areas for highways adoption and those that will be maintained and managed by a management company must be submitted to and approved in writing by the local planning authority. Development must be undertaken in accordance with the approved plans and maintained as such at all times thereafter.

Reason

In order to ensure a well maintained and accessible development in accordance with Policy DM22 of the Copeland Local Plan.”

2.1.2 The information provided to discharge the condition is as follows:

1. S38 Highways Adoption Plan (Drawing No. 13a).

3 Condition 5 – Protection of the Water Mains

3.1.1 Condition 5 states that:

“No development must commence (including any earthworks) until details of the means of ensuring the water mains that are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details must include a survey of the exact location of the water mains (line and depth) and outline the potential impacts on the water mains from construction activities and the impacts post completion of the development and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to the water mains both during construction and post completion of the development. Any mitigation measures must be implemented in full in accordance with the approved details.

Reason

In the interest of public health and to ensure protection of the public water supply in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.”

3.1.2 The information provided to discharge the condition is as follows:

1. Construction and Traffic Management Plan dated 29th July 2024;
2. Covering letter from R G Parkins dated 26th July 2024;
3. Plan Showing Drainage Crossovers with UU Water Mains (Drawing No. 40A).

4 Condition 8 – Materials

4.1.1 Condition 8 states that:

“No superstructure must be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and in accordance with Policy DM10 of the Copeland Local Plan.”

4.1.2 The information provided to discharge the condition is as follows:

1. External finishes schedule (Document No. D01).