

13 July 2021

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 FOR RESERVED MATTERS FOLLOWING OUTLINE APPROVAL 4/16/2175/001**

Please find enclosed an application for approval of the reserved matters following the approval 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 submitted directly to Copeland Borough Council today. A list of documents submitted with the application is included at the end of this covering letter. The planning fee was transferred directly using the reference 'Addis Moresby RM'.

The application is submitted alongside an application to discharge the conditions from the outline permission and a standalone planning application for a drainage attenuation basin located to the northwest of the main site. Collectively, all three applications relate to the site and once determined, will allow the permission to be implemented.

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.

A Site Layout is included with the Reserved Matters application showing how the Site will be laid out. Four house types are submitted with the Reserved Matters to show how each plot could be developed. It is likely that future applications will be submitted to amend the design on each site by the prospective purchasers. To ensure consistency across the site a Self-Build Design Code is submitted with the Reserved Matters application. It is expected that this will be approved as part of the Reserved Matters and that any future development on any of the plots will need to conform with its requirements.

Outline planning permission reference 4/16/2175/001 includes a number of conditions that seek to control what information is submitted at the reserved matters stage through conditions: 5 (engineering details), 6 (land for site offices), 7 (in-curtilage parking), and 12 (surface water drainage scheme). All of this information is included with the reserved matters application as set out in the enclosures below. A drainage strategy is included with the submission to explain how surface water will be dealt with.

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

Daniel Addis BSc MSc MRTPI
On behalf of Addis Town Planning Ltd

Enc:

- i. Application Forms
- ii. Decision Notice 4-16-2175-001 (for ease of reference)
- iii. Moresby Parks Self-Build Design Code
- iv. Drainage Strategy
- v. Planning Drawings:
 - a. Location Plan
 - b. Site Layout (including Outline Condition 7 re: in-curtilage parking)
 - c. House Type 1 Lorton
 - d. House Type 2 The Borrowdale
 - e. House Type 3 The Wilton
 - f. House Type 4 The Dovenby
 - g. Site Compound Layout (Outline Condition 6)
- vi. Technical Drawings:
 - a. Adoptable Road Layout - 6972-100A
 - b. Longsections Sheet 1 - 6972-101B
 - c. Longsections Sheet 2 - 6972-102
 - d. Typical Road Details – 6972-103
 - e. Section 38 Plan - 6972-104
 - f. Outline Drainage Strategy Sheet 1 – 6972-200H
 - g. Outline Drainage Strategy Sheet 2 – 6972-201H
 - h. Outline Drainage Strategy Sheet 3 – 6972-202F
 - i. Contributing Areas – 6972-203
 - j. Section 104 Plan - 6972-204
 - k. Adoptable Drainage Easement Plan - 6972-205
 - l. Adoptable Surface Water Manhole Base Details Sheet 1 - 6972-206
 - m. Adoptable Surface Water Manhole Base Details Sheet 2 - 6972-207
 - n. Adoptable Foul Water Manhole Base Details Sheet 1 – 6972-208
 - o. Adoptable Foul Water Manhole Base Details Sheet 2 – 6972-209
 - p. Detention Basin Sections - 6972-210A
 - q. Operation and Maintenance Plan