



# **PORT HAVERIGG HOLIDAY PARK, STEEL GREEN, MILLOM, LA18 4LG**

Variation of Condition Application (in relation to Planning Permission Ref:  
4/10/2387/0F1)

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## **SUPPORTING STATEMENT**

JANUARY 2022



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# REPORT CONTROL

Document	Supporting Statement
Project	Harbour Lights Holiday Park
Client	Mr Attwood
Job Number	21-1156
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## Document Checking

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## Revision Status

Issue	Date	Status	Checked for issue
1	20.10.2021	DRAFT	
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3			
4			

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## **/1 INTRODUCTION**

- 1.1. PWA Planning is retained by Mr Attwood (the applicant') to progress an application for a variation of a condition following the grant of planning permission at Harbour Lights Holiday Park, Steel Green, Haverigg ('the site') for a proposed extension of existing holiday village to provide 100no. static caravan pitches, 20no. motor home pitches, 30no. touring caravan pitches, camping area for up to 20no. tents, communal facilities building, 2no. shower and toilet blocks, park maintenance compound, tourist information building incorporating café and public toilets, associated landscaping and infrastructure works ('the proposed development').
- 1.2. This application relates to the grant the above-mentioned proposed development, under application ref. 4/10/2387/0F1, dated 11<sup>th</sup> November 2010 by the Local Planning Authority (Copeland Borough Council).
- 1.3. The proposal, which is the subject of the application submitted herein, is to amend the layout of the scheme via a variation of the wording to condition 2 of permission ref. 04/10/2387/0F1 dated 11<sup>th</sup> November 2010.

## **/2 REASON FOR VARIATION**

- 2.1. This application seeks the variation of condition 2 of permission ref. 4/10/2387/0F1, due to layout and appearance amendments to the site associated with the approved scheme.
- 2.2. The approved plans and documents for permission ref. 4/10/2387/0F1 dated 11<sup>th</sup> November 2010 are listed under condition 2 on the decision notice. These are:
- Location Plan 1:2500 scale, received 17 August 2010.
  - Landscape Assessment Port Haverigg Holiday Village, tba landscape architects, reference NF/June2010/3833, received 17 August 2010.
  - Design and Access Statement Port Haverigg, by Frank Whittle Partnership, July 2010, received 17 August 2010.
  - Planning Statement Port Haverigg Holiday Village, by De Pol Associates, August 2010, received 17 August 2010.
  - Flood Risk Assessment, Hamilton Technical Services, 6 August 2010, received 17 August 2010.
  - Utility Services Assessment, Hamilton Technical Services, 6 August 2010, received 17 August 2010.
  - Transport Assessment, TTHC, ref MAW/M09014-01B, 7 July 2010, received 17 August 2010.
  - Extended Phase 1 Habitat Survey & Baseline Ecological Assessment, Cameron Crook, July 2010, received 17 August 2010.
  - Geo Environmental Desk Top Report, TSP for Frank Whittle Partnership, Volume 1, Revision 53, May 2010, received 17 August 2010.
  - Amended Proposed Site Plan, 1:500 scale, dwg no. 4244\_02\_Rev B, received 4 November 2010.
  - Amended Proposed Site Sections, dwg no. 4244\_07, received 6 October 2010.
  - Topographical Survey, 1:500, dwg no. 4244\_01, received 17 August 2010.



- Amended Proposed Toilet Block Layout, scale 1:100, dwg no. 4244\_03, received 17 August 2010.
- Amended Proposed Information Centre & Café, dwg no. 4244\_03, received 17 August 2010.
- Location Plan, 1:2500 scale, dwg no. 4244/00, received 17 August 2010.
- Proposed Park Maintenance Compound, scale 1:200, dwg no. 4244\_04 received 17 August 2010.
- Proposed Communal Site Facility, dwg no. 4244\_06, received 17 August 2010.
- Landscape Mitigation, scale 1:750, dwg no. 3833\_01\_Rev A, received 4 November 2010.
- Static Caravan Details: The Highgrove, The Melrose, The Ridgeway and The Rosedale by Carnaby Caravans Ltd, received 17 August 2010.

2.3. It is proposed to amend this condition to replace the and the Proposed Site Layout Plan and the Proposed Plans & Elevation plans listed above with:

- Proposed Site Plan ref. D2R\_MST\_01
- Proposed Toilet Block ref. D2R\_POH\_RT\_02
- Landscape Mitigation ref. 3833.01C

2.4. As the red line boundary Plan is to remain unaltered, the approved Location Plan is not proposed to be replaced, moreover, as the development area is not proposed to change.

## **/3**     **DETAIL OF VARIATION**

### **Condition 2**

3.1. 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:

- Location Plan 1:2500 scale, received 17 August 2010.
- Landscape Assessment Port Haverigg Holiday Village, tba landscape architects, reference NF/June2010/3833, received 17 August 2010.
- Design and Access Statement Port Haverigg, by Frank Whittle Partnership, July 2010, received 17 August 2010.
- Planning Statement Port Haverigg Holiday Village, by De Pol Associates, August 2010, received 17 August 2010.
- Flood Risk Assessment, Hamilton Technical Services, 6 August 2010, received 17 August 2010.
- Utility Services Assessment, Hamilton Technical Services, 6 August 2010, received 17 August 2010.
- Transport Assessment, TTHC, ref MAW/M09014-01B, 7 July 2010, received 17 August 2010.
- Extended Phase 1 Habitat Survey & Baseline Ecological Assessment, Cameron Crook, July 2010, received 17 August 2010.
- Geo Environmental Desk Top Report, TSP for Frank Whittle Partnership, Volume 1, Revision 53, May 2010, received 17 August 2010.
- Amended Proposed Site Plan, 1:500 scale, dwg no. 4244\_02\_Rev B, received 4 November 2010.
- Amended Proposed Site Sections, dwg no. 4244\_07, received 6 October 2010.
- Topographical Survey, 1:500, dwg no. 4244\_01, received 17 August 2010.
- Amended Proposed Toilet Block Layout, scale 1:100, dwg no. 4244\_03, received 17 August 2010.
- Amended Proposed Information Centre & Café, dwg no. 4244\_03, received 17 August 2010.
- Location Plan, 1:2500 scale, dwg no. 4244/00, received 17 August 2010.

- Proposed Park Maintenance Compound, scale 1:200, dwg no. 4244\_04 received 17 August 2010.
- Proposed Communal Site Facility, dwg no. 4244\_06, received 17 August 2010.
- Landscape Mitigation, scale 1:750, dwg no. 3833\_01\_Rev A, received 4 November 2010.
- Static Caravan Details: The Highgrove, The Melrose, The Ridgeway and The Rosedale by Carnaby Caravans Ltd, received 17 August 2010.

3.2. It is proposed to vary condition 2 of permission ref. 4/10/2387/0F1 dated 11<sup>th</sup> November 2010 to replace the and the Proposed Site Plan, the Proposed Toilet Block Layout plans and Landscape Mitigation.

3.3. The proposed amendment to the plans include the following:

#### **Proposed Site Plan**

3.4. The proposed site plan shows the location of the toilet block being relocated along the western boundary of the site and the relocation of static caravan pitches to the southern section of the site.

3.5. The amount of static caravan pitches remains the same as per the approved scheme, under ref. 4/10/2387/0F1. However, the pitches have been moved further south, as illustrated in plan ref. D2R\_MST\_01.

3.6. Furthermore, the location of the toilet block has been relocated to the western section of the site, whereas the approved scheme showed the facilities building located within the previous location of the static caravan pitches. The proposed toilet block and refuse store has been built slightly differently that the approved floor plan, therefore an updated plan has been provided, as detailed below.

#### **Proposed Amenity Building Floor Plan / Elevations**

3.7. The proposed amenity building comprises of 9 toilet / shower rooms, 1 disabled toilet / shower room, boiler room / cleaning cupboard and small laundrette. As detailed on plan ref. D2R-POH-RT-02.



- 3.8. The approved toilet block and refuse store comprised of 2no. female toilet facilities and 1no. male toilet facilities, a disabled toilet and separate shower room, as detailed on the approved plan ref. 4244\_05A.
- 3.9. Whilst the proposed amended toilet facility block is larger than previously approved, due to the increase in customer demand, it is considered that this toilet facility will provide adequate facilities for campers utilising the site.

### **Landscape Mitigation Plan**

- 3.10. The landscape mitigation plan (ref. 3833.01C) details that the natterjack toad pond relocated from the south west of the site to the south east of the site, to accommodate for static caravan pitches. The natterjack toad ponds, and habitat is approximately the same size as the approved scheme, albeit in a new location on the south east section of the site.
- 3.11. Although the amended landscape mitigation plan demonstrates a slight reduction in the number of proposed trees within the site and the area of wildflower, the overall proposal includes a substantial amount of new planting and wildflower therefore it is considered that the proposal will provide sufficient landscaping mitigation.

## **/4 CONCLUSION**

- 4.1. The LPA is respectfully asked to approve the variation of Condition 2 (specified on approval ref. 4/10/2387/0f1), as proposed by this application.
- 4.2. From the description provided in section 3 and the submitted revised plans, it is clear that the changes will have a negligible impact on all receptors and that there will be no negative impacts as a result of approving these amendments and as such it is requested that this application be approved without delay.



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