

# Appendix 1

Applicant - Mike Scaife

Variation of conditions 2 (Plans), 5 (Culvert Protection) and 16 (Culvert Surveying) of  
Planning Approval 4/22/2315/0F1 – Erection of three dwellings

## Changes to conditions:

### ***Condition 2.***

This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

Location and Block Plan (Amended), Scale 1:500 & 1:1250, Drawing No: 015, Rev: D, received by the Local Planning Authority on the 7th March 2023. - Proposed Site Plan (Amended), Scale 1:200, Drawing No: 010, Rev: D, received by the Local Planning Authority on the 7th March 2023. - Proposed Property – Plot 1 (Amended), Scale 1:100, Drawing No: 005, received by the Local Planning Authority on the 17th February 2023. - Proposed Property – Plot 2 (Amended), Scale 1:100, Drawing No: 005, received by the Local Planning Authority on the 17th February 2023. - Proposed Property – Plot 3 (Amended), Scale 1:100, Drawing No: 006, Rev: F, received by the Local Planning Authority on the 1st March 2023. - Site Sections (Amended), Scale 1:100, Drawing No: 012, Rev: E, received by the Local Planning Authority on the 7th March 2023. - Site Section Plan (Amended), Scale 1:200, Drawing No: 013, Rev: D, received by the Local Planning Authority on the 7th March 2023. - Tree Removal Plan (Amended), Scale 1:200, Drawing No: 014, Rev: C, received by the Local Planning Authority on the 7th March 2023. - Proposed Boundary Treatment Plan (Amended), Scale 1:200, Drawing No: 016, Rev: B, received by the Local Planning Authority on the 7th March 2023. - Proposed Drainage Plan (Amended), Scale 1:200, Drawing No: 22-C16630-02, Rev: E, received by the Local Planning Authority on the 3rd March 2023. - Drainage Strategy Report (Amended), Prepared by A L Daines & Partners October 2022, received by the Local Planning Authority on the 17th February 2023. - Design Statement & Character Appraisal (Amended), Prepared by Ashwood Design Associates LTD, received by the Local Planning Authority on the 23rd February 2023. - Tree Survey Topographical Survey, Scale 1:200, Drawing Number, 060521-BLOSS-STBEE-TOPO-001, received by the Local Planning Authority on the 4th November 2022. - Tree Survey Site Plan, Scale 1:500, received by the Local Planning Authority on the 28th October 2022. - Tree Survey, received by the Local Planning Authority on the 28th October 2022. - Material Schedule, received by the Local Planning Authority on the 11th January 2023. - Road Details (Amended), Scale 1:100, Drawing No: 015, Rev: D, received by the Local Planning Authority on the 7th March 2023. - Visibility Splays (Amended), Scale 1:200, Drawing No: 017, Rev: D, received by the Local Planning Authority on the 14th March 2023. - Micro Drainage Calculations, Prepared by A L Daines & Partners, received by the Local Planning Authority on the 3rd April 2023. Reason To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

### **Variation to condition:**

Drawing AL Daines 22-C-16630-07 Land Adj School House, St Bees. Proposed replacement culvert and water course that we will be installing at our cost supported by Copeland Highways Department.

Prior to the installation, the following drawings and documents will be amended to reflect the exact location of the new culvert and water course:

- **Drainage Strategy Report**, Page 25, Appendix E - 'Location Plan For Existing Culvert' (Dated October 2022)
- 22-C-16630-02, Land Adj to School House, St Bees **Proposed Drainage Plan** (Rev E)

Drawing Ashwood Designs (Project Number 2068) Front Elevation of proposed dwelling on Plot 3, showing the addition of St Bees sandstone from ground level to soffit height, equidistant either side of the front door, bordered with sandstone coins. The sandstone will match that incorporated in several existing buildings within the village.

### ***Condition 5***

#### **Previous condition:**

The development hereby approved must not be commenced until a scheme detailing the following has been submitted and approved in writing by the Local Planning Authority: -

Measures to protect the culvert within the application site during the construction phase of the development; - Confirmation of arrangements for on-going maintenance of the culvert within the site boundary upon completion of the development. The development must be completed in accordance with any approved details and must be retained for the lifetime of the development. Reason To ensure the provision of a satisfactory drainage scheme.

#### **Variation to condition:**

Due to the current location and identified damage to the existing culvert and water course, a new culvert and water course will be installed following a new path as detailed in 22-C-16630-07 - 'Land Adj to School House St Bees, Proposed Culvert Replacement'. The new culvert and water course will be installed **prior** to any works (that could impact the existing culvert and water course) taking place on Site. Once planning permission has been granted for the new culvert and water course installation, it will be fully installed and operational before any other work will be carried out on the site. The new culvert and water course will be confirmed as fully operational before any work commences that could affect the existing culvert and water course.

An exclusion zone will then be clearly marked at the site to ensure that the new culvert and water course are not impacted during the construction phase of the buildings on the site. This exclusion zone will be implemented as soon as the new culvert and water course have been installed and confirmed as operational, and prior to any further work being carried out on the site.

## ***Condition 16***

### **Previous condition:**

Before the development becomes operational, the section of the culvert within the development site must be surveyed by CCTV to ensure that damage to the culvert has not occurred during construction. Should damage be identified, this must be repaired to a satisfactory standard in accordance with details submitted and approved in writing by the Local Planning Authority.

Reason to ensure the provision of a satisfactory drainage scheme.

### **Variation to condition:**

Following completion of the building on Plot 3 on the land adjacent to School House, St Bees, full testing of the new culvert and water course will be carried out as reassurance that the new culvert and water course have not been impacted/damaged by the building works. These tests will be carried out before occupation of the building on Plot 3. The results of these tests will be shared with the local authority Planning Department and Building Control.