

## **PLANNING CONDITIONS RESPONSES**

### **CONDITION 3**

**It is proposed that the footways within the site will have a 20mm surface coarse, as per Cumbria Development Design Guide (CDDG) a depth of 30mm surface coarse on footways is required, As proposed this Condition Cannot be approved.**

*“The submitted details within the privately owned and maintained extents of the development comply with CD239 DMRB standards. It is acknowledged that the specification differs from Cumbria design guide in this instance but we are unclear as to why this standard is being enforced for a non-adopted highways scheme, particularly when the developer is proposing an adequate alternative. Works to the entrance within Public highway have been submitted separately and are detailed to CCC adoption standards accordingly. Further justification is required for the works within the hospital as there are cost implications associated with this request.”*

### **CONDITION 4**

**No additional information has been provided for this condition therefore the condition Cannot be approved.**

*A Construction Traffic Management Plan (CTMP) has been developed and submitted.*

*Document names:*

- 1. WCH - CTMP 03.05.22*
- 2. WCH P2 - CTMP - Goods Inwards*
- 3. WCH Phase 2 - CTMP Supporting Information*

### **CONDITION 5**

*LLFA discharged but United Utilities (UU) questioned. CCTV survey was provided but probably was not available to UU. Please see below reference for CCTV survey and drainage rehabilitation sketch which hopefully resolves UU’s queries.*

*Document names:*

- 1. WCHPH2-CUR-VV-XX-DR-C-04008\_Existing Drainage Rehabilitation Sketch*
- 2. SK-S 160\_21 WCH GRAHAMS (CCTV survey)*
- 3. WCHPH2-CUR-VV-XX-RP-C-92004 (Drainage report)*

**Regarding infiltration testing:**

*The site is overlain by clay and made ground with poor infiltration characteristics. Underlying sandstone at 1-3.5m BGL also has generally poor infiltration. One test result showed seemingly good infiltration results, but this was not in an area we can drain the full site to under gravity and is considered to be an anomaly due to a fissure in the bedrock, rather than indicative of good infiltration potential. We cannot reasonably quantify the size and locations of further fissures across the site and, as discussed with the LLFA, consider infiltration into unknown fissures on a site elevated about dense residential development to be a high-risk strategy due to the likelihood of water re-emerging downstream without control. We stand by the conclusion that infiltration is not the right drainage solution for this site and do not propose to carry out further testing to confirm this as the risks and limitations remain.*

**Appendix D** - This is included in document WCHPH2-CUR-VV-XX-RP-C-92004

### Regarding Sneckyeat Car Park

*Sneckyeat Car Park has been removed from the proposed drainage strategy and is no longer referenced in the report, other than to mention that the system has capacity for a connection from the car park but is subject to a separate planning application and will require modelling of the downstream network to re-specify the flow control devices.*

### Greenfield 100 year event - please provide justification for this? Has this been agreed with the LLFA?

*Q100 greenfield has been used for the proposed discharge rate as this is industry standard for brownfield sites, is as per the requirements given in the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) document that is referenced in condition 5 and has been approved by the LLFA.*

### **CONDITION 11**

**No details have been provided in respect of ramps, we require these detailed on an overall site plan to ensure safe access around the site, therefore this condition Cannot be approved.**

*To discharge this condition, please find attached Landscape drawings showing the edging plans around the site.*

*Document names:*

- 1. WCHPH2-ITR-00-XX-DR-L-0040\_C01\_North West Edging Plan Sheet 1*
- 2. WCHPH2-ITR-00-XX-DR-L-0041\_C01\_North Edging Plan Sheet 2*
- 3. WCHPH2-ITR-00-XX-DR-L-0042\_C01\_North East Edging Plan Sheet 3*
- 4. WCHPH2-ITR-00-XX-DR-L-0043\_C01\_South Edging Plan Sheet 4*

### **CONDITION 14**

**No details of Drainage Maintenance plan has not been provided, therefore this condition Cannot be approved.**

*The following document have been developed and provided to satisfy condition 14.*

*Document names:*

- 1. WCHPH2-CUR-VV-XX-RP-C-92002\_Drainage Maintenance Strategy*
- 2. WCHPH2-CUR-VV-XX-RP-C-92004\_Discharge of Planning Conditions (Drainage) – please note that this is split into two documents due to size restrictions.*