



**SR4798/VR VALIDATION REPORT
December 2024**

**For land at
IVY MILLS, WHITEHAVEN**

**prepared for
GLEESON HOMES LIMITED**





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SITE:	IVY MILLS, WHITEHAVEN		
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1. INTRODUCTION

1.1. Background and Proposed Development

Sirius Remediation Limited (Sirius) was commissioned by Gleeson Homes Ltd to undertake remedial and preparatory earthworks to facilitate development of land at Ivy Mills, Whitehaven, CA28 8TX. A site location plan is included as Drawing No. SR4798/VR/01 in Appendix A.

It is understood that the site will be developed with the construction of 63 No. residential dwellings with private gardens, access roads, car parking and associated infrastructure, as shown on Drawing SR4798/VR/02.

It is understood that structural loads associated with proposed development are to be supported on trench fill and strip foundations bearing onto competent natural strata. However, the choice of foundation solution for individual plots or garages shall be determined by Gleeson's appointed foundation designer.

The site has historically been divided into two distinct geographical areas as a consequence of previous land use. This division has resulted in the site being divided into two main areas, referenced as Phase 1 and Phase 2 for the purposes of investigation and remediation. The Phase 1 and Phase 2 boundaries are shown on Drawings presented in Appendix A.

This verification report details the remedial and preparatory earthworks undertaken by Sirius at the site between September 2024 and November 2024.

This report does not include validation of the placement of clean cover system topsoil and subsoils in garden areas, or the verification of ground gas protective measures which are understood to be undertaken by others as the development is built out.

1.2. Regulatory Context

A copy of the decision notices from Cumberland Council and Copeland Borough Council confirming grant of planning permission and reserved matters are presented in Appendix B.

1.3. Terms of Reference

The documents referenced below are the principal sources of information used in the execution of the remedial and preparatory earthworks and should be read in conjunction with this report:

- Phase 1 Geo-Environmental Assessment. Report ref: N09117. Dated May 2010. Prepared by Abatech UK Consulting Engineers.
- Phase 2: Ground Investigation Report. Report ref: 2019-3886. Dated October 2019. Prepared by Geo Environmental Engineering Ltd.
- Geoenvironmental Appraisal of Land at Cleator Moor Road, Whitehaven. Report ref: C8049-GA. Dated March 2021. Prepared by Sirius Geotechnical Ltd.
- Soil Screening Report. Report ref: 2019-3886. Dated November 2022. Prepared by Geo Environmental Engineering Ltd.
- Revised Contamination Remediation Strategy. Report ref: 2024-6320, RS. Dated June 2024. Prepared by Geo Environmental Engineering Ltd.
- Earthworks Specification for Land at Ivy Mill, Main Street, Hensingham, Whitehaven. Report ref. SR4528-ES. Dated September 2024. Prepared by Sirius Remediation.
- Briefing Note: Ivy Mills and Cleator Moor. Report ref: BioC24-116. Dated September 2024. Prepared by Biodiverse Consulting Ltd.

1.4. Objectives of the Remedial and Preparatory Earthworks

The objectives of the remedial and preparatory earthworks were as follows:

- Discharge the relevant planning conditions pertaining to contaminated land;
- Minimise the impact to the environment and human health whilst undertaking the works;
- Minimise the risk of future residents / end users coming into contact with any previously unrecorded contaminated soils;
- Satisfy the requirements of the Local Planning Authority (LPA) environmental health department and National House Building Council (NHBC);
- Construct a development platform to the agreed levels and gradients for subsequent construction of the proposed development and associated infrastructure;
- In the interests of sustainability, to promote the use of site-won materials where possible, providing they are suitable for proposed end use.

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unauthorised third party comes into possession of this report, they rely on it entirely at their own risk and the authors do not owe them any Duty of Care or Skill.

1.5. Parties to the Works

The principal parties to the remedial and preparatory earthworks include:

- **Gleasons Homes Limited** Client and Developer of the site
- **Sirius Remediation Limited** Contractor for the remedial and preparatory works
- **Geo Environmental Engineering** Client's Consultant
- **Cumberland Council and Copeland Borough Council** Local Planning Authorities
- **NHBC** Building Warranty Provider

2. BACKGROUND INFORMATION

2.1. Introduction

For a detailed description of the sites historical development, published geology, hydrogeological and environmental setting, proven ground conditions and soil, groundwater and ground gas contaminant concentrations etc., reference should be made to the relevant reports listed in Section 1.3. A brief overview relevant to the remedial earthworks are given below.

2.2. Site Location and Description (Pre-Remediation)

The site is located 2km south-east of Whitehaven town centre at National Grid Reference 299086, 517049. The site is irregularly shaped covering an area of approximately 1.65 Ha and generally comprised of open land with areas of scrub, grass and gravel, as well as asphalt and concrete hardstanding. Semi-mature trees and overgrown vegetation were noted in the east of the Phase 1 area.

At commencement of the remedial earthworks, stockpiles of topsoil, broken out asphalt and crushed concrete were present in the south-west of the Phase 2 area. A stockpile of crushed concrete was also present in the east of the Phase 1 area with similar materials being present in smaller heaps placed up against the retaining wall in the west of the Phase 1 area. A small stockpile was also present in the east of the Phase 2 area, containing weathered plasterboard or similar material.

Some of these stockpiles are as described and investigated in geoenvironmental appraisals referenced in Section 1.3, although the crushed concrete in the south of the site is not referenced in those previous reports and its origin is unclear. There had also been some disturbance of the crushed concrete stockpile in the Phase 2 area of the site, with some possible transfer of materials across the phase boundaries during the time since the geoenvironmental appraisal reports were prepared.

2.3. Historical Development

The Phase 1 area was previously occupied by a textile factory/mill which manufactured work wear and personal protective equipment. Satellite imagery shows that the factory was demolished between 2016 and 2018.

The Phase 2 area remained undeveloped open fields prior to the 1950s. Development of the site took place in the 1960s and 1970s with the construction of a textile factory/ mill and associated infrastructure. This included access roads, car parking and soft landscaping areas. An area of

storage tanks were recorded in the western part of the site and an above ground storage tank was recorded in the centre of the site. The factory is understood to have closed in 2006, with buildings demolished in 2010.

2.4. Proven Ground Conditions

- Phase 1: Made ground was recorded as variable: reworked clays with occasional anthropogenic materials, occasional relict topsoil and gravel of demolition rubble, sandstone, slag and pottery. This ranged in thickness between 0.30m to 2.40m bgl. The made ground was underlain by glacial till comprising sandy gravelly clays to a maximum depth of 5.00m bgl. Sandstone bedrock was encountered at 1.10m bgl in the northern most part of the Phase 1 area and evidence of former foundations were also present locally.
- Phase 2: Made ground in the eastern half of the area was recorded to be up to 0.60m thick comprising reworked cohesive soil and granular material. Made ground in the western part of the area was recorded up to 1.10m thick and generally comprised clayey gravel of concrete, sandstone and brick and reworked gravelly clays. Made ground in excess of 2.20m bgl, comprising of concrete and brick gravel, and notably with a proportion of grey stony slag, was encountered in one central location. Relict structures were encountered locally across the area. Below made ground, natural deposits of stiff gravelly clays were present, extending to depths in excess of 5.45m in the east of the site. Sandstone bedrock was encountered as shallow as 0.10m bgl in the south west of the Phase 2 area.

2.5. Identified Contamination Considerations

The previous site investigations recorded the following:

- Elevated concentrations of lead and PAH compounds within the made ground in the western part of the Phase 1 area.
- Localised pockets/ hotspots of hydrocarbon contamination were also recorded within the Phase 1 area, although these were not considered to present a significant risk to future end users, nor to controlled waters based on the concentrations detected at the time, it was recognised that the presence of impacted soils would require management during preparatory works. Notably, a supplementary phase of investigation some three years after the initial fieldwork, by the same environmental consultant, was not successful in reidentifying the hydrocarbon hotspots at that later date.

- Trace quantities of dispersed asbestos fibres were identified in two phases of investigation, within the stockpile of crushed concrete type material in the Phase 2 area, with asbestos fibres, and the presence of coal tar based binder also recorded in the stockpile of asphalt.
- Hydrocarbon odours and a hydrocarbon sheen on groundwater were noted at two locations in the Phase 2 area of the site, although based on laboratory testing no significant risks to receptors were identified.

2.6. Hazardous Ground Gases / Vapours

A geoenvironmental appraisal report for the Phase 1 area concluded that part of the site was classified as CS1, for which no specific methane or carbon dioxide ground gas protective measures were required for the proposed development. However, basic radon gas protection measures **are** required across the Phase 1 area.

Elevated concentrations of carbon dioxide and methane were recorded across the Phase 2 area, and CS2 gas protection measure were recommended. A requirement for full radon protection measures across that part of the site was also identified.

2.7. Invasive Plant Species

Two invasive plant species were identified within the site: Hollyberry Cotoneaster was identified in the north-west of the Phase 1 area. Montbretia was identified in the south-east and the south-west of the Phase 2 area.

The preparatory works carried out in relation to mitigating the presence of invasive species are detailed in Section 7 of this report.

2.8. Statutory Services

An 8 inch diameter underground water supply pipe is present close to the eastern boundary of the Phase 2 area, and the south-east boundary of the Phase 1 area. Water supply and drainage infrastructure are also present along the western boundary of the Phase 1 area.

A medium pressure gas supply pipe enters the northern boundary of Phase 2 before terminating at a former gas meter housing a few meters into site.

A retained live electrical substation is located in the north west corner of Phase 1.

These services presented constraints to the preparatory earthworks and remained operational during the works. Their approximate locations and associated areas of the site which were precluded from earthworks, are shown on drawings in Appendix A.

3. PROPOSED REMEDIAL AND PREPARATORY EARTHWORKS

3.1. General

The principal document detailing the required remedial works to mitigate identified and recognised potential risks to receptors is the Revised Contamination Remediation Strategy, prepared by Geo Environmental Engineering Ltd; report reference 2024-6320, dated 05.06.2024.

In addition to the required remedial works to mitigate contamination risks, the remedial and preparatory earthworks were also designed to assist with achieving Gleesons desired development levels across the site.

Therefore, the remedial and preparatory earthworks were undertaken in accordance with the Revised Contamination Remediation Strategy and the Sirius Earthworks Specification referenced in Section 1, to provide a suitable platform for the proposed development.

The following reduced ground levels to be achieved on completion of the earthworks were agreed with Gleeson:

- Plots 450mm below finished floor levels (FFL)
- Roads 550mm below finished road levels (FRL)
- Gardens/Externals 300mm below finished ground levels (FGL)
- Gardens in areas requiring remediation 600mm below FGL
(Plots 1-17)
- Shared driveways 300mm below FRL

The works described herein have been undertaken by Sirius as Earthworks Contractor, in accordance with the requirements of the CL:AIRE Definition of Wastes: Code of Practice following a Materials Management Plan (MMP) which had been subject to review and declaration to CL:AIRE by a Qualified Person; and were supervised throughout the duration of the contract by a Geoenvironmental Engineer (GE).

A photographic record of the enabling and remedial earthworks was taken during the works. A selection the photographs is presented in Appendix C, and additional photographs have been retained on file for inspection if required.

3.2. Scope of Works

The main requirements of the remedial and preparatory earthworks are provided below in the approximate sequence of works undertaken:

- Erection of Heras fencing around the perimeter of the site and to demarcate working areas, as well as, providing protection to retained trees.
- Establish welfare and security facilities.
- Site clearance and removal from site of remaining shrubs, vegetation and organic materials from within the proposed development area.
- Removal of identified invasive plant species and excavation and removal of associated impacted soils.
- Breaking out of remnant slabs, foundations and areas of hardstanding within the proposed development area as necessary to facilitate the works. Processing of these materials to produce a material suitable for re-use on site where appropriate.
- Cut and fill earthworks to achieve development levels and allow the proposed clean cover system to be accommodated.
- Process, classify and place suitable site generated soils to achieve the formation levels.
- Undertake geotechnical and chemical testing as required throughout the earthworks.
- Undertake regular surveys for the development of base of excavation drawings (Drawing No. SR4798/VR/03 and SR4798/VR/03a) and as built (Drawing No. SR4248/VR/06) drawings upon completion of works.
- Further investigation/ delineation of areas which were previously inaccessible during site investigations (such as underneath stockpiles), and further investigation during bulk earthworks, in areas of previously identified low level hydrocarbon concentrations.
- Carry out a watching brief to identify any previously unidentified sources of contamination.
- Preparation of a validation report on completion of the works by a suitably experienced GE, providing a record of the works undertaken, including results.

3.3. Excluded/ follow-on Works

In addition to the works completed by Sirius as part of the preparatory and remedial earthworks, the following works are required to be undertaken by others:

- Phase 1 (Former Factory Area) – Placement and subsequent validation of a 600mm clean cover layer in rear gardens and 300mm in front gardens and areas of soft landscaping, comprising suitable topsoil and subsoil, over a high visibility geotextile and no dig layer. This is applicable to Plots 1 to 17, in the western part of the Phase 1 area only.
- Phase 1 (Previously undeveloped Area) – No specific requirements, however, a minimum c.100mm of topsoil is advised in proposed gardens and soft landscaped areas (Applicable to Plots 18 to 26 only)
- Phase 2 - Placement and validation of a 300mm clean cover in rear gardens and 100mm in front gardens and areas of soft landscaping, comprising suitable topsoil and subsoil, over a high visibility geotextile and no dig layer.
- Installation and validation of ground gas protective measures in accordance with the requirements of BS8485:2019, where required.

3.4. Contract Programme

The remedial and preparatory earthworks commenced in September 2024 and were completed in November 2024.

3.5. Health and Safety

The works were undertaken in accordance with a project specific health and safety plan compiled by Sirius, fully aligned with the requirements of the current Construction (Design and Management) Regulations. Routine QHSE (Quality, Health & Safety and Environmental) audits were undertaken throughout the works by Sirius.

3.6. Site Preparation

Site preparation activities included:

Site Welfare

A fully serviced site welfare cabin was established at the outset of the works and maintained for the duration of the contract. Offices and stores were located adjacent to the welfare cabin and appropriate signage was established at the site entrance.

Site Security

Heras fencing was used to make the entire site secure. The condition of the fencing was regularly checked and maintenance carried out if required. CCTV was established in the location of the site welfare cabin.

Services

The location of the existing water, electricity and gas mains were marked out and protected throughout the duration of the works.

4. EARTHWORKS

4.1. General

Site works were undertaken in general accordance with the Geo Environmental Engineering Remediation Strategy and the Sirius Earthwork Specification.

Remedial and preparatory works were undertaken using conventional earthwork methods. Several plant items (tracked excavators and dozer) were equipped with Trimble 3D Grade Control technology designed for “live” cut/fill operation, which incorporates the earthworks design model, thereby enabling automatic establishment of earthworks formation. Remediated formation levels were achieved by ‘cut and fill’ earthworks using site-won engineered fill.

As the earthworks progressed, periodic surveys were undertaken to enable the preparation of final drawings showing ‘as built’ formation ground levels and ‘base of excavation’ ground levels, these are shown on Drawing No’s SR4842/VR/03, SR4842/VR/03a and SR4842/VR/06, respectively, presented in Appendix A.

Throughout the remediation and preparatory earthworks, a watching brief for previously unrecorded sources of contamination was undertaken by the site management team, which included a suitably qualified GE.

4.2. Site Clearance

Site clearance works comprised of stripping shrubs, vegetation and organic materials. With the exception of ‘invasive’ plant species (management of which is described in Section 7), these were relocated to three temporary stockpiles in the Phase 2 area of the site. The location of these stockpiles is shown on the ‘As Built Survey with constraints’ plan, presented in Appendix A.

4.3. Laboratory Geotechnical Testing

Material Classification

Geotechnical testing of representative samples of materials both within stockpiles and required to be excavated from the ground to achieve desired finished levels, was undertaken to allow classification in general accordance with MCHW 600.

Representative samples were recovered by the GE and sent to Professional Soils Laboratory Ltd, a UKAS accredited geotechnical testing laboratory under subcontract to Sirius. These were scheduled

for a suite of testing generally including particle size distribution (PSD), moisture content and Atterberg limits tests.

Sample references and classification testing results for site-won fills are summarised in Table 5-1. Copies of geotechnical laboratory test certificates are included in Appendix D.

Table 4-1 Engineered Fill Classification Test Summary

Sample Ref.	Material Type /Source	Series 600 MCHW Class	Test Certificates
SP104 – SP106	Site-Won Granular Fill	Class 1B	PSL24/7630
SPB4	Site-Won Granular Fill	Class 1A	PSL24/8078
Plot 9, 12, 20, 25, 30, 35, 36, 39	Site-Won Cohesive Fill	Class 2A	PSL24/7630 PSL24/8078 PSL24/8293 PSL24/8529
Plot 3 and SPB3	Site-Won Stony Cohesive Fill	Class 2C	PSL24/7631 PSL24/8078

Class 1B Materials

All recorded uniformity coefficients were less than 10.

Class 1A Materials

One sample, SPB4, was classified as Class 1A. The recorded uniformity coefficient was greater than 10.

Class 2A Materials

Atterberg limit determinations undertaken on samples of site-won Class 2A soils returned liquid limits of between 39% and 53%, plastic limits between 18% and 23% and modified plasticity indices of between 19% and 25%.

All but one of the samples were determined to be intermediate plasticity clay. Sample 'Plot 12' was determined to be high plasticity clay.

Consistency indices values ranged between 0.69 and 0.98, indicative of typically stiff consistency cohesive soils with sample 'Plot 20' being firm.

Class 2C Materials

Two samples, Plot 3 and SPB3, were classified as Class 2C. Sample 'Plot 3' recorded a liquid limit of 47%, plastic limit of 21% and a modified plasticity limit of 15%. This was determined to be of intermediate plasticity with a consistency index value of 0.98, indicative of stiff consistency cohesive soil.

Moisture Contents

Samples were recovered for moisture content testing as the earthworks progressed. The recorded moisture content values ranged between 17.6% and 31.7% with a mean and median of 23.1% and 21.9%. Laboratory test certificates (Ref. PSL24/7630, PSL24/7631 PSL24/8078, PSL24/8293 and PSL24/8529) are included in Appendix D.

4.4. Compaction

Compaction was undertaken using a self-propelled smooth drum vibratory roller with a mass per metre width of 2900kg and 3600kg. Class 2A and 2C engineered fill was reinstated by placement in 200mm layers followed by compaction with four passes of the smooth drum vibratory roller. Class 1B fill was reinstated by placement in 250mm followed by compaction with 10 passes.

A post-remediation survey detailing 'as built' levels following the completion of the remedial and preparatory earthworks is presented as Drawing No. SR4842/VR/06 in Appendix A.

4.5. In situ Geotechnical Testing

As the earthworks were undertaken based on a method specification approach, in situ geotechnical testing has been limited to reassurance testing, including:

- a) Plate Load Testing (PLT) for estimation of CBR values on the completed highways formation.
- b) Dynamic cone penetrometer testing (DCP) to confirm relative soil strength and estimation of CBR values along highway alignments and on engineered fill.

- c) Hand Shear Vane (HSV) tests within the engineered fill where applicable at various depths of placement throughout the duration of the works to confirm undrained shear strength.

The results of in situ testing are summarised in Tables 5.2, 5.3 and 5.4.

Plate Load Tests

A total of nine PLT's were undertaken at finished remediated level on engineered fill within areas of adoptable highways. Locations of PLT testing are indicated on Drawing No. SR4842/VR/05 within Appendix A. The testing was carried out under subcontract by Professional Soils Laboratory and copies of all test certificates are presented in Appendix E.

The results of all PLTs undertaken are presented in Appendix E and are summarised in Table 5-2.

Table 4-2 Summary of Plate Load Tests

Test Ref.	Test Date	PSL Report Number	Plate Size	Test Location	Maximum Applied Pressure (kPa)	Maximum Deformation (mm)	Calculated CBR Value (%)
Road 1 – Test 1	14/11/2024	PSL24/8467	600mm	Highway	115.51	2.47	5.0
Road 1 – Test 2	14/11/2024	PSL24/8467	600mm	Highway	115.51	2.02	8.1
Road 1 – Test 3	14/11/2024	PSL24/8467	600mm	Highway	115.51	1.84	9.9
Road 1 – Test 5	14/11/2024	PSL24/8467	600mm	Highway	115.51	2.15	6.5
Road 1 – Test 6	14/11/2024	PSL24/8467	300mm	Highway	480.92	4.16	3.1
Road 2 – Test 1	14/11/2024	PSL24/8467	600mm	Highway	115.51	0.78	17.3
Road 2 – Test 2	14/11/2024	PSL24/8467	600mm	Highway	115.51	1.28	16.6
Road 2 – Test 3	14/11/2024	PSL24/8467	600mm	Highway	115.51	3.15	2.8
Road 2 – Test 4	14/11/2024	PSL24/8467	600mm	Highway	115.51	1.99	8.6

Dynamic Cone Penetration Tests

A total of 17 No. Dynamic Cone Penetrometer (DCP) test were undertaken by the GE on engineered fill during the remedial earthworks, in order to determine the equivalent CBR values and assess soil strength parameters. The results of DCP tests are summarised in Table 5.3.

Table 5.3 Summary of DCP Test Results

Maximum CBR	24%
Minimum CBR	4%
Mean CBR	9%
Median CBR	7%

Hand Shear Vane Tests

A total of 42 no. Hand Shear Vane (HSV) tests were undertaken within engineered fills across the site at various depths of placement throughout the duration of the works to assess undrained shear strength. HSV test results are presented in Appendix E and summarised in Table 5-4.

Table 4-4: Summary of Hand Shear Vane Results

Range of Results - Undrained Shear Strength	
Maximum	100kN/m ²
Minimum	60kN/m ²
Mean	86kN/m ²
Median	88kN/m ²

5. WATCHING BRIEF FOR UNRECORDED CONTAMINATION

A watching brief for evidence of previously unrecorded contamination was maintained by the Sirius Site Management Team and GE throughout the course of the remedial and preparatory earthworks. No visual or olfactory evidence of any such previously unrecorded contamination was identified at any time during the works.

6. REMEDIATION OF CONTAMINATED MATERIALS

6.1. Stockpiled Material

At commencement of the remedial and preparatory earthworks, four large stockpiles and a number of smaller stockpiles of materials were present on site.

Three stockpiles, located in the Phase 2 area, consisted of crushed aggregate (Stockpile SP104), asphalt (SP107) and topsoil. This was as generally identified in previous phases of intrusive investigation, although the crushed aggregate (SP104) appeared visibly different to that present at that location at the time of the geoenvironmental investigation, with considerable evidence of having been disturbed/ replaced in the intervening period.

An additional stockpile of crushed aggregate (SP105) was present in the eastern part of the Phase 1 area. No stockpile was recorded in this area of the site at the time of the geoenvironmental investigation and anecdotal information suggests that SP105 may have been derived from the previous stockpile of similar material, originally recorded in the south-west of the Phase 2 area of the site. This is also consistent with SP104 appearing to be different in footprint area, shape and nature, to that previously described at that location.

SP104 – Crushed aggregate in Phase 2 area

A total of three samples were collected and scheduled for the presence of asbestos fibres. No asbestos was detected in any of the samples, and the material was considered suitable for re-use within the development.

A copy of the Chemtest Laboratory test Certificates (24-31626-1) are included in Appendix F.

SP105 – Crushed aggregate in Phase 1 area

Three samples of the material in SP015 were collected and tested for the presence of asbestos fibres. The presence of trace quantities of chrysotile asbestos fibres was confirmed in all three samples. Subsequent quantification testing on the samples confirmed concentrations of chrysotile asbestos of <0.001% by mass. This testing, together with that on SP104, supports the understanding that the stockpile originally recorded in the Phase 2 area, at the time of the intrusive investigation, has been relocated to form SP105 in the Phase 1 area and that Stockpile SP104 does not represent the original, asbestos impacted stockpile previously present in the Phase 2 area.

Based on the results of this testing, the stockpile was considered suitable for use as fill to be placed at depth below capping soils in the rear gardens of Plots 1-14, in the west of the Phase 1 area.

Assurance air monitoring took place whilst the stockpile was moved, with reported fibre concentrations <0.01 f/ml at the perimeter of the working area.

Following relocation of the soils into the western part of the Phase 1 area of the site, 3 No. validation samples were recovered from the area of the former footprint of the stockpile and tested for asbestos fibres, to ensure that no residual fibres associated with its former presence remained. No asbestos fibres were detected in any of these validation samples.

A copy of the Chemtest Laboratory test Certificates (24-31625-1, 24-31625-2 and 24-34168-1) and the Testing Lab test sheets (289659) are included in Appendix F.

SP107 – Asphalt Stockpile (and in situ hard surfacing)

The existing stockpile of asphalt was subject to testing previously by both Sirius and Geo Environmental Engineering. That testing confirmed the presence of coal tar and trace asbestos fibres.

Additional testing of small areas of asphalt hard surfacing which remained in situ within the Phase 2 area also indicated that such areas of asphalt surfacing also contained coal tar binder.

Consequently, both the stockpile, and other areas of asphalt surfacing which were excavated during the preparatory works, were disposed of off-site as part of the works. Additional samples of the material were recovered to assist with classification for disposal to an appropriate facility. Copies of the Laboratory test Certificates (24-31621-1 and 24-34168-1) are included in Appendix F. The asphalt was removed from site under separate contract directly between Gleeson, hauliers and waste receivers and records of the transfer and disposal of this material are held by Gleeson.

6.2. TPH Hotspots

The Remediation Strategy identified a requirement for further investigation and/ or watching brief during works in areas in which previous investigation identified low levels of hydrocarbon contamination, as well as in areas which were previously inaccessible to investigation owing to the presence of the large stockpiles in the Phase 2 area.

Phase 1 – Potential Hotspots TPD and TPF

A watching brief was undertaken during the course of preparatory earthworks in these areas.

Extensive excavations across both of these areas, supervised by the RE, did not identify any visual or olfactory evidence of possible hydrocarbon contamination.

A photographic record of the soils exposed in these excavations, is presented in Appendix C.

Phase 2 – TP3

Previous investigation by Sirius encountered evidence of hydrocarbon contamination at a depth of 0.5m bgl, in Sirius TP3.

Further, widespread excavations during the preparatory works, supervised by the RE, did not encounter any further visual or olfactory evidence of hydrocarbons, or hydrocarbon impacted soils.

A photographic record of the works confirming the absence of any hydrocarbons in this area are presented in Appendix C.

Phase 2 – TP6 and Slag delineation

Elevated concentration of hydrocarbons were recorded at this location by Sirius as part of the Geo Environmental Appraisal report, within soils and associated with groundwater. In addition, the investigation in this area also identified the presence of stoney grey slag type material entrained within the made ground.

As part of the watching brief during the preparatory works, a series of trial pit excavations were undertaken within this area of the site. More widespread slag type material was observed at depths typically between 0.80 and 1.50m bgl beneath the footprint of the former access road and car parking area which occupied this part of the site historically.

Three samples of the made ground containing slag were recovered and subject to expansivity testing. The results confirmed minimal expansion of the sample over the duration of the tests following an initial change in volume owing to thermal change at commencement of testing. Therefore, the slag containing material was considered suitable for reuse on site. This was placed in a thin layer in rear garden area of Plots 1-14 in the west of the Phase 1 area, at depth below the clean cover soil capping layer.

Laboratory test certificates from PSL (Ref PSL24/7686 and PSL24/7631) relating to the testing of the slag are included in Appendix D.

Phase 2 – TP207 TPH Hotspot

As part of the watching brief investigation of the deeper made ground and slag type materials previously recorded in TP06, some limited evidence of hydrocarbons was observed within the soils and localised perched groundwater, possibly associated with a relict buried structure which was observed at that location. A sample of the impacted soils was recovered, confirming hydrocarbons within the visually impacted soils at concentrations potentially posing a risk to human health (Laboratory test certificate 24-32996-1).

The impacted soils were subsequently excavated out under the supervision of the RE and temporarily stockpiled on plastic sheeting before being disposed of from site to an appropriate receiving facility following waste classification testing. Waste transfer and disposal records have been retained by Sirius and are available at request.

7. INVASIVE SPECIES

Eskdale Environmental Ltd were appointed by Gleeson to supervise the excavation, segregation and processing of Hollyberry Cotoneaster and Montbretia impacted materials prior to off-site disposal to a suitably licenced waste transfer facility.

8. CONSTRAINTS

The following constraints were identified during the course of the remedial and preparatory earthworks and are indicated on Drawing No. SR4798/VR/06, in Appendix A.

- i. Three areas in Phase 2 were left below the formation levels initially agreed with Gleeson. This was owing to a materials shortfall. An area covering the rear gardens of Plots, 3, 4, 12, to 14 and 19 to 21 have been left low along with the proposed POS/ attenuation tank to accommodate the placement of civils arisings.
- ii. Cut/ fill earthworks could not be undertaken in the area of the live water pipes along the west, east and south-east boundaries of the site or the live medium pressure gas supply pipe on the northern boundary of Phase 2.
- iii. An existing substation is present in the north-west of the Phase 1 area, precluding any nearby excavations.
- iv. A tree protection zone is present near to the boundary between the Phase 1 and Phase 2 areas of the site, again preventing any works in that area.

9. CONCLUSIONS

This document confirms that the remedial and preparatory earthworks have been carried out in accordance with the agreed Geo Environmental Engineering Remediation Strategy and Sirius' Earthworks Specification.

Excluding the constrained areas detailed in Section 8 of this report, areas of previously identified contamination in made ground soils have been further investigated and, where necessary, satisfactorily remediated.

Geotechnical testing was undertaken throughout the remedial and preparatory earthworks which confirmed that the works have been undertaken to a satisfactory standard.

10. FURTHER WORKS REQUIRED

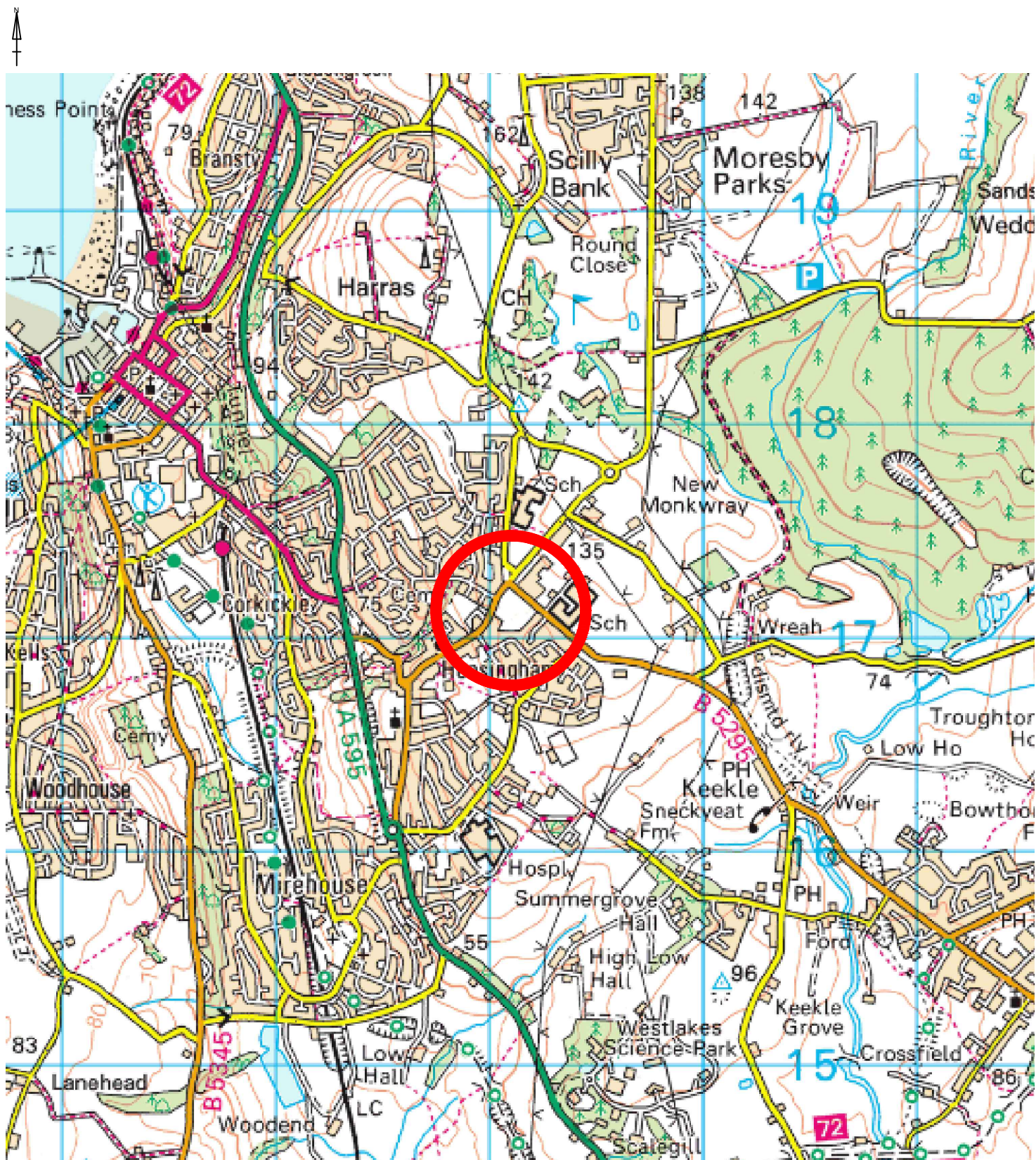
Subsequent to the remedial and preparatory earthworks undertaken by Sirius, additional remedial works are to be undertaken by others in order to ensure that the site is suitable for reuse. These works are to comprise:

- Placement and validation of the clean cover system in front and rear gardens, as well as soft landscaping areas, to satisfy the Local Planning Authority.
- Validation as required of any installed ground gas protective measures in accordance with the requirements of BS8485:2019, where required, to satisfy the Local Planning Authority and building warranty provider.

During the course of the remedial earthworks any additional importations of soils will require the MMP to be amended and a revised Qualified Person's declaration submitted to CL:AIRE. This must occur prior to any import taking place. Following completion of the remedial earthworks, any subsequent importation of soils will require a new MMP to be produced and declared by a Qualified Person and submitted to CL:AIRE.



APPENDIX A
DRAWINGS



Reproduced from the Ordnance Survey 1:50,000 scale Landranger® map with the permission of The Controller of Her Majesty's Stationary Office, © Crown Copyright. All rights reserved. Sirius Geotechnical Ltd, Suite 2, Russel House, Mill Road, Langley Moor, Durham DH7 8HJ. Licence No. 100042005

NOTES

 Site Location

REVISION

0	For Information
A	>>
B	>>
C	>>
D	>>

SIRIUS
 GEOTECHNICAL LTD
 Russel House,
 Mill Road,
 Langley Moor,
 Durham DH7 8HJ
www.thesiriusgroup.com
 TEL: 0191 378 9972
 FAX: 0191 378 1537



CLIENT

Gleeson Homes Ltd

SITE

Ivy Mills,
 Whitehaven

DRAWING TITLE

Site Location Plan

DRAWING NO.

SR4798/VR/01

DRAWN BY

JH

DATE

December
 2024

REVISION NO.

0

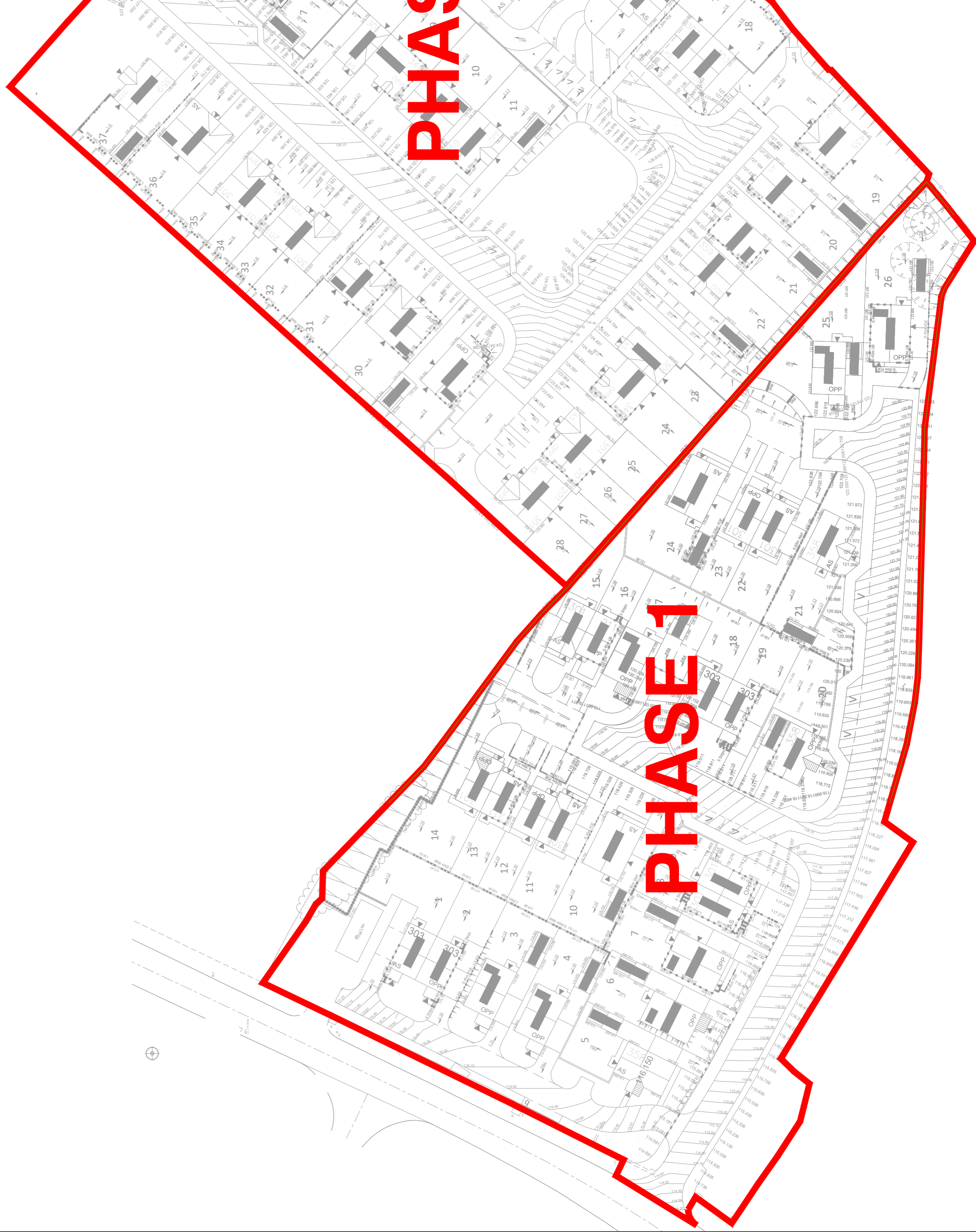
APPROVED BY

AC

SCALE

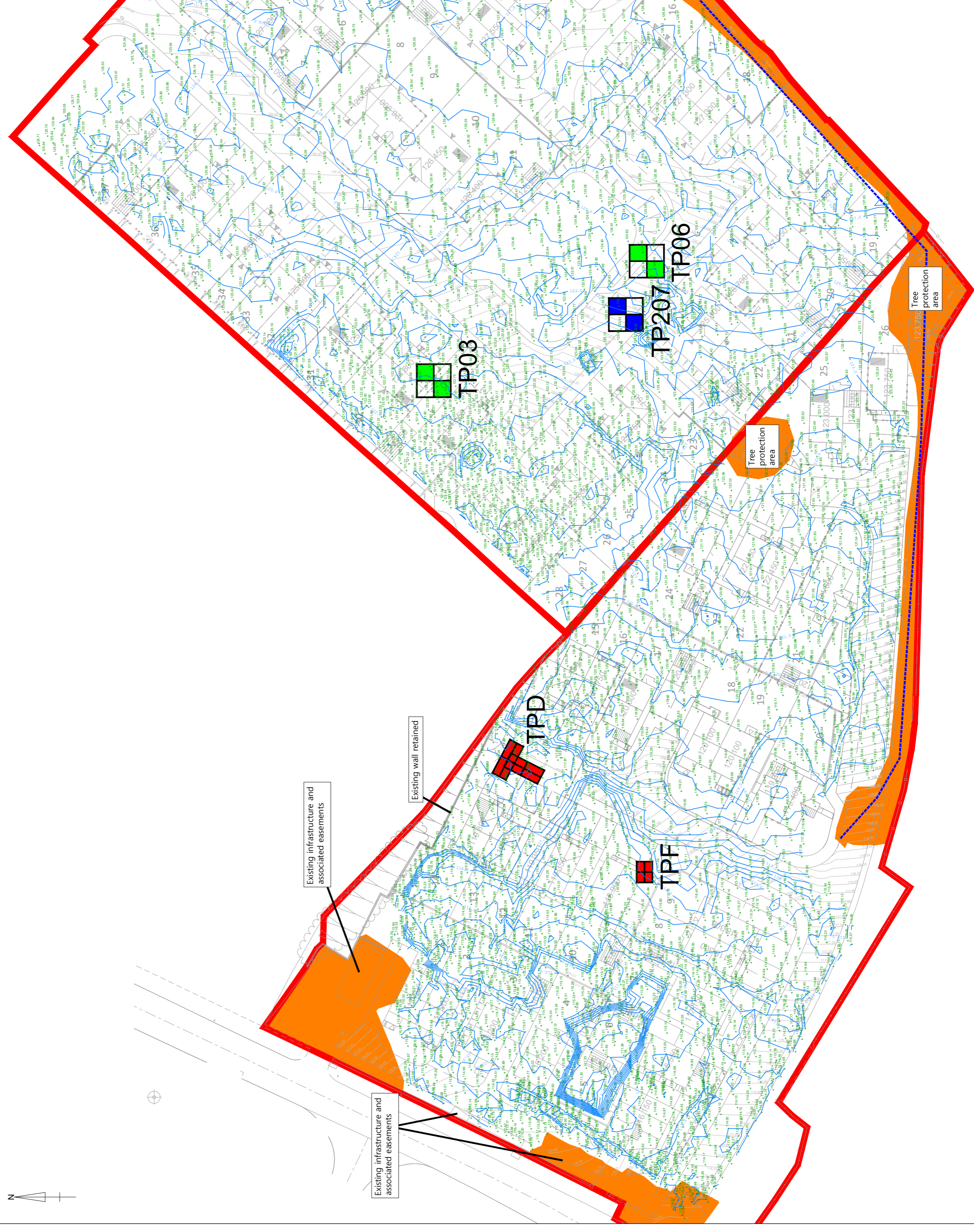
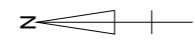
1:25,000

A4



PHASE 2

PHASE 1



Existing infrastructure and associated easements

Existing wall retained

Existing infrastructure and associated easements

TP03

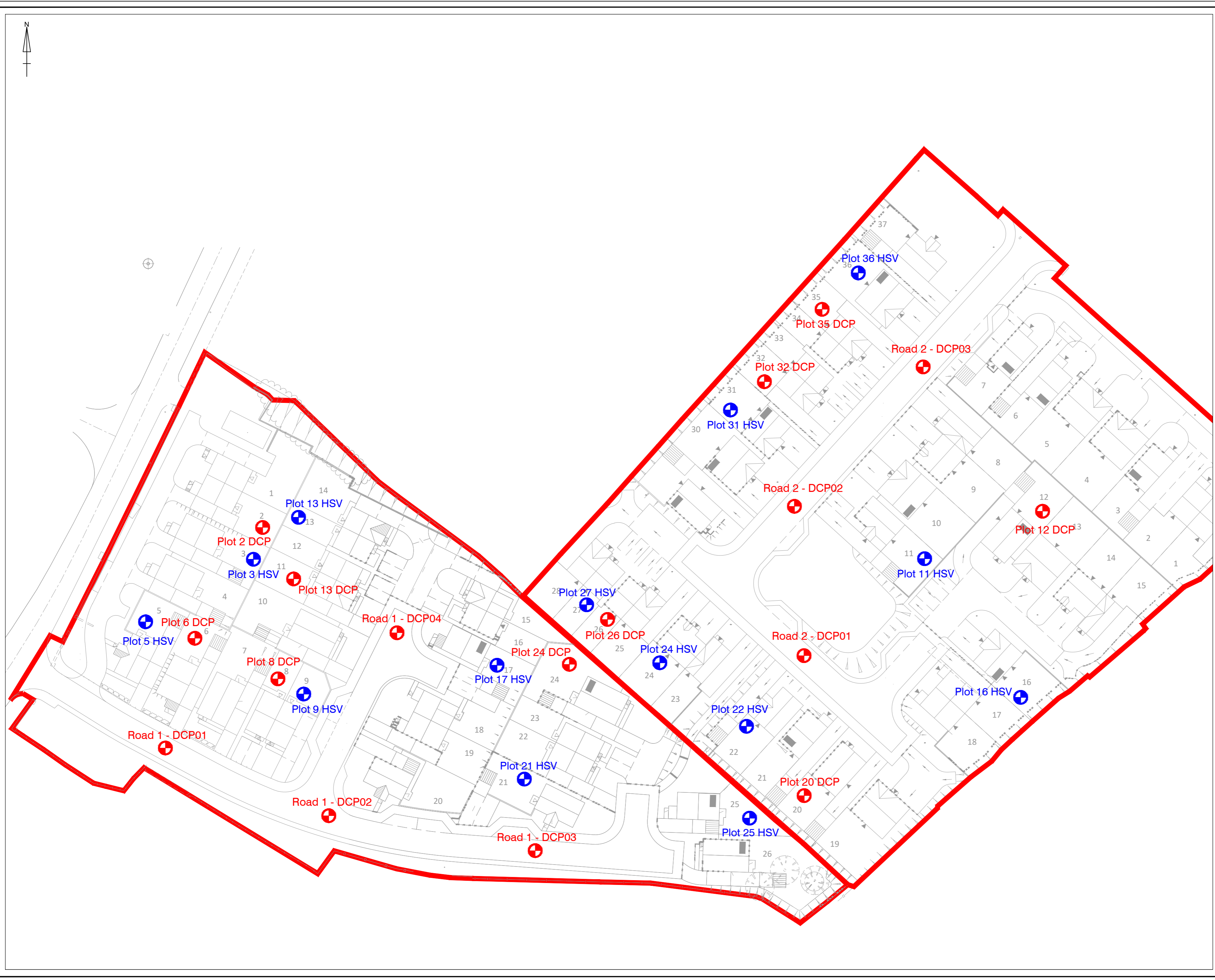
TPD

TPF




TP207 TP06

Tree protection area

Tree protection area



NOTES

-  Phase boundary
-  Dynamic cone penetration test location
-  Hand shear vane test location

Note:
 -Proposed phase boundary and proposed remediated platform levels based on information from **External Works**, 'GHC-IM-C-12-01 External Works Plan Rev A' & 'GHC-IM-C-P2-12-01 External Works Plan', produced by Site Infrastructure Services
 -Existing topographical survey taken from 'Gleeson Homes - Ivy Mill - Whitehaven - Topographical Survey 14-080219_TS01' & 'Gleeson Homes - Cleator Moor Road - Whitehaven - Topographical Survey 02' merged with the updated topographical survey titled 'DTCE GH Ivy Mills 030624'
 -25m grid spacing



REVISION	BY	DATE
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C	>>	>> >>
D	>>	>> >>

SIRIUS
 REMEDIATION LTD
 Suite 10a,
 Stone Cross Place,
 North Lowton,
 Warrington
www.thesiriusgroup.com
 TEL: 01942 718 551



CLIENT

Gleeson Homes Ltd

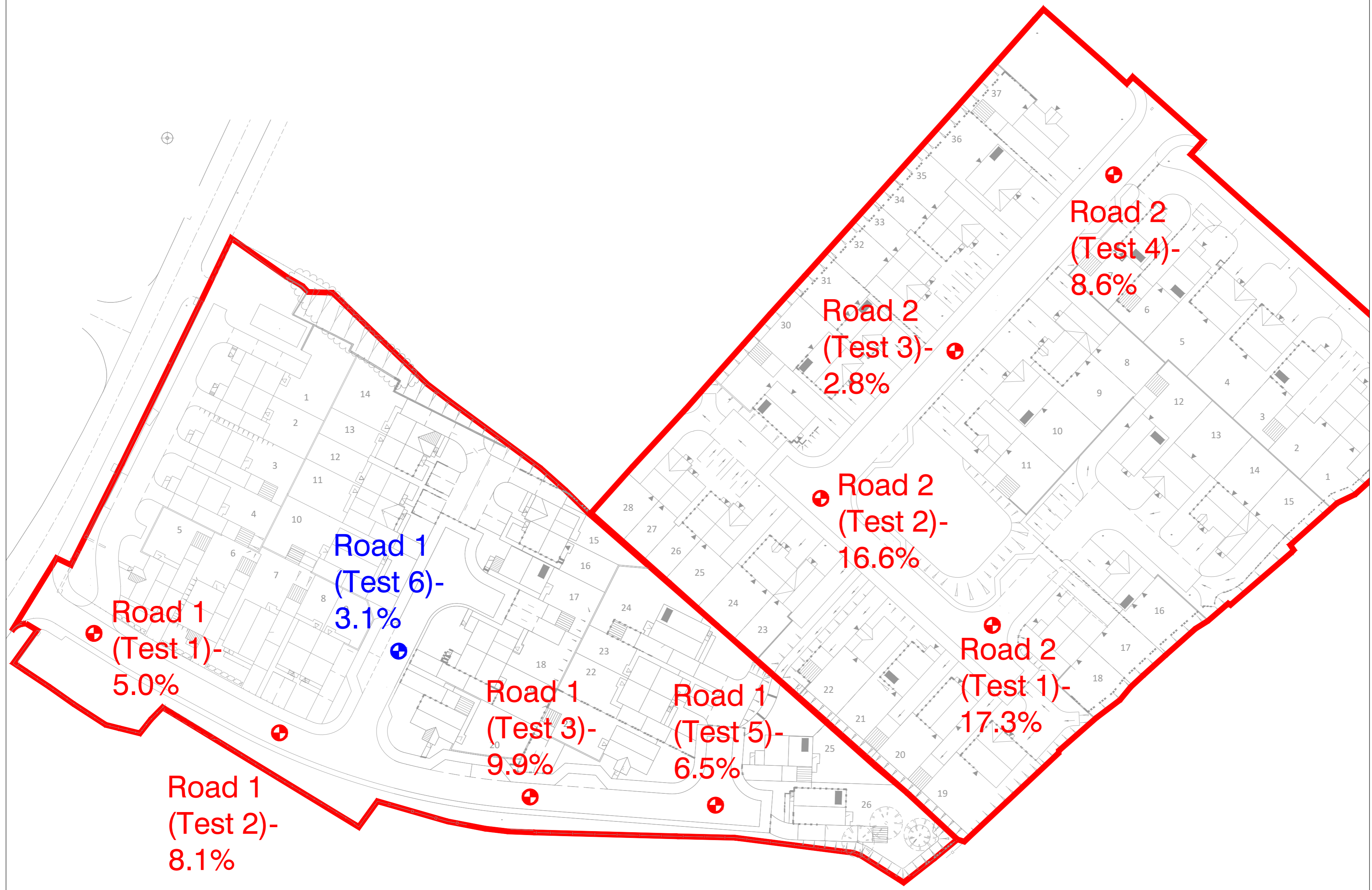
SITE

**Ivy Mills,
 Whitehaven**

DRAWING TITLE

**In Situ Geotechnical Test
 Location Plan**

DRAWING NO. SR4798/VR/04	REVISION NO. 0	
DRAWN BY JH	APPROVED BY AC	
DATE December 2024	SCALE 1:500	PAPER SIZE A2



NOTES

- Phase boundary
- Plate bearing test location (610mm plate)
- Plate bearing test location (300mm plate)

Note:
 -Proposed phase boundary and proposed remediated platform levels based on information from **External Works**, 'GHC-IM-C-12-01 External Works Plan Rev A' & 'GHC-IM-C-P2-12-01 External Works Plan', produced by Site Infrastructure Services
 -Existing topographical survey taken from 'Gleeson Homes - Ivy Mill - Whitehaven - Topographical Survey 14-080219_TS01' & 'Gleeson Homes - Cleator Moor Road - Whitehaven - Topographical Survey 02' merged with the updated topographical survey titled 'DTCE GH Ivy Mills 030624' -25m grid spacing



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 North Lowton,
 Warrington
www.thesiriusgroup.com
 TEL: 01942 718 551



CLIENT

Gleeson Homes Ltd

SITE
**Ivy Mills,
 Whitehaven**

DRAWING TITLE
**Plate Bearing Test Location
 Plan**

DRAWING NO. SR4798/VR/05	REVISION NO. 0	
DRAWN BY JH	APPROVED BY AC	
DATE December 2024	SCALE 1:500	PAPER SIZE A2



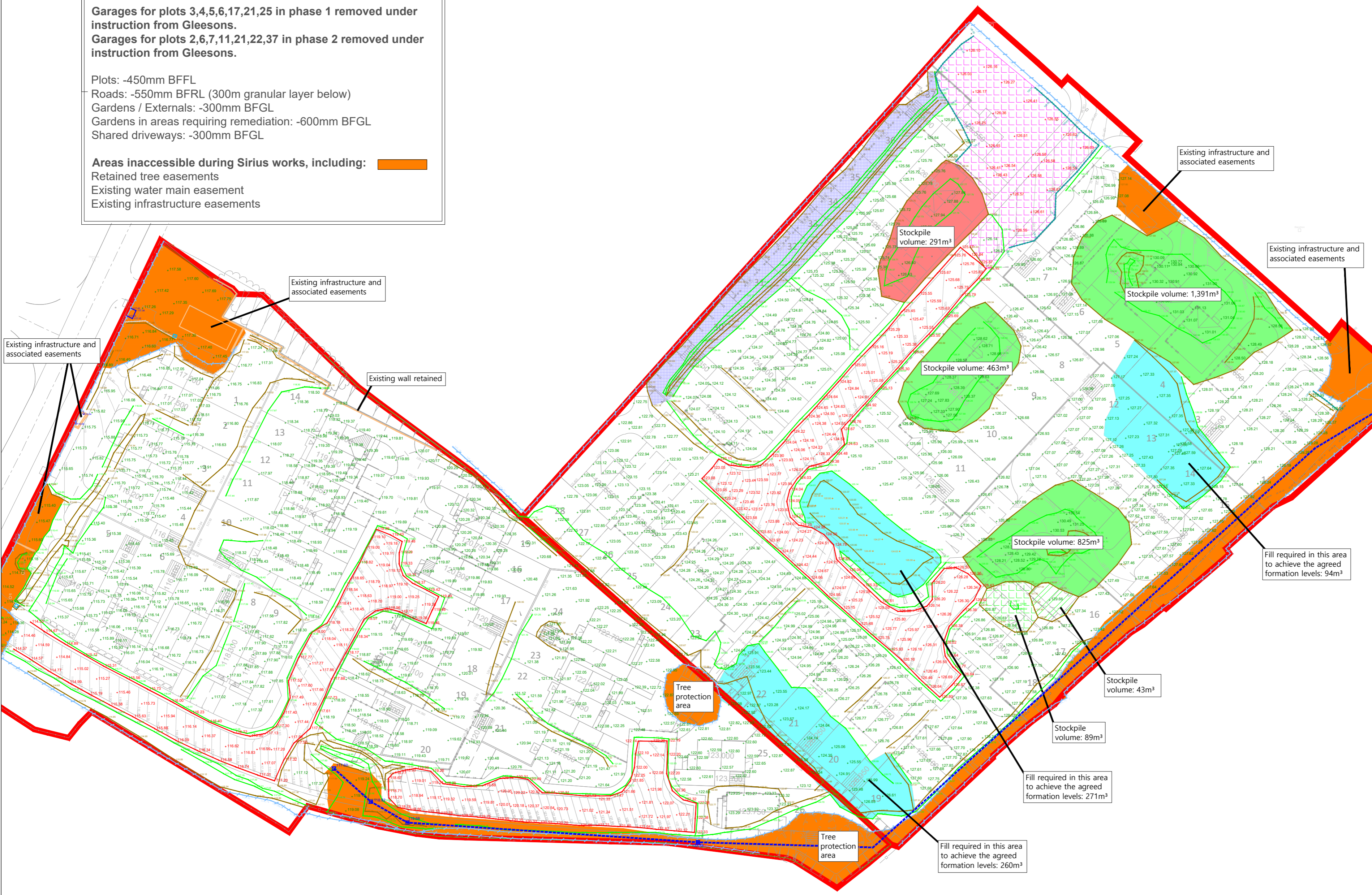
Levels shown indicate as surveyed ground levels.

Proposed formation levels based on finished ground levels taken from 'GHC-IM-C-12-01 External Works Plan Rev A' & 'GHC-IM-C-P2-12-01 External Works Plan', produced by Site Infrastructure Services with the following construction depths reductions applied:

Garages for plots 3,4,5,6,17,21,25 in phase 1 removed under instruction from Gleasons.
Garages for plots 2,6,7,11,21,22,37 in phase 2 removed under instruction from Gleasons.

Plots: -450mm BFRL
Roads: -550mm BFRL (300m granular layer below)
Gardens / Externals: -300mm BFGL
Gardens in areas requiring remediation: -600mm BFGL
Shared driveways: -300mm BFGL

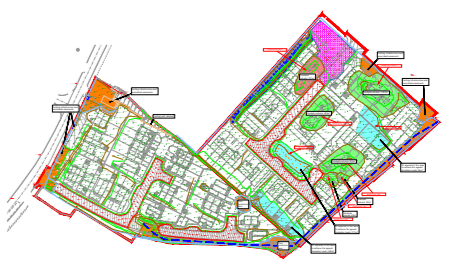
Areas inaccessible during Sirius works, including:
Retained tree easements
Existing water main easement
Existing infrastructure easements



NOTES

- Overall site Boundary
- Bottom of bank
- Top of bank
- Edge of granular running layer
- Wall
- Fence
- Assumed line of water main
- + +120.00 Spot level
- + +120.00 Spot level on granular running layer
- + +120.00 Spot level on water main pipe crest
- + +120.00 Spot level on water main pipe crest
- + +120.00 Proposed finished ground level
- Organic material stockpile
- 6F2 stockpile
- Inaccessible areas within overall site boundary
- Areas left low of agreed formation levels owing to a shortfall of suitable fill materials
- Compound installed by Sirius
- SWMP bund
- Root balls and foliage stockpile
- Wood chippings stockpile

Note:
- Proposed phase boundary and proposed remediated platform levels based on information from External Works, 'GHC-IM-C-12-01 External Works Plan Rev A' & 'GHC-IM-C-P2-12-01 External Works Plan', produced by Site Infrastructure Services
- Surveyed information based on Ordnance Survey Grid & Datum (Trimble GPS System OSTN15 Transformation) using Trimble VRSnow network.



REVISION	BY	DATE
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D	>>	>> >>
E	>>	>> >>

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North Lotton,
Warrington
www.thesiriusgroup.com
TEL: 01942 718 551



CLIENT

Gleeson Homes Ltd

SITE
**Ivy Mills,
Whitehaven**

DRAWING TITLE
**As Built Survey Showing
Ground Levels and
Constraints on Completion of
Remedial Earthworks**

DRAWING NO. SR4798/VR/06 REVISION NO. 0

DRAWN BY JH APPROVED BY AC

DATE December 2024 SCALE 1:500 PAPER SIZE A2



APPENDIX B

PLANNING CONSENT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

Gleeson Homes
Rural Enterprise Centre
Redhills
PENRITH
Cumbria CA11 0DT
FAO Mr David Wright

APPLICATION No: 4/20/2334/0R1

**RESERVED MATTERS APPLICATION FOR 26 DWELLINGS AND ASSOCIATED
INFRASTRUCTURE FOLLOWING OUTLINE APPROVAL 4/17/2143/001
FORMER ROMAR FACTORY, IVY MILL, MAIN STREET, HENSINGHAM, WHITEHAVEN**

Gleeson Homes

The above application dated 02/09/2020 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-
 - Location Plan, Scale 1:1250, Drawing Number: 16061-00, received by the Local Planning Authority on the 2nd September 2020.

- Planning Layout (Amended), Scale 1:500, Drawing No: MJG/PL-110, Rev: F, received by the Local Planning Authority on the 1st November 2021.
- Planning Layout (Colour Coded) (Amended), Scale 1:500, Drawing Number: MJG/PL-110-2, Rev C, received by the Local Planning Authority on the 1st November 2021.
- Site Sections (Amended), Scale 1:500, Drawing Number: MJG/PL-110-7, Rev A, received by the Local Planning Authority on the 26th August 2021.
- Street Scene Plots 1-5 (Amended), Scale 1:100, received by the Local Planning Authority on the 22nd July 2021.
- Car Parking Plan (Amended), Scale 1:500, Drawing Number: MJG/PL-110-3, Rev: C, received by the Local Planning Authority on the 1st November 2021.
- Boundary Treatment Plan (Amended), Scale 1:500, Drawing Number: MJG/PL-101-1, Rev C, received by the Local Planning Authority on the 1st November 2021.
- Boundary Treatments 1800mm High Brickwork Screen Wall, Scale 1:20, Drawing Number: SD-110, Rev: B, received by the Local Planning Authority on the 2nd September 2020.
- Boundary Treatments 1800mm High Timber Fence, Scale 1:20, Drawing Number: SD-100, Rev: D, received by the Local Planning Authority on the 2nd September 2020.
- Detached Garage Details Single, Scale 1:50 & 1:100, Drawing Number: SD700, Rev: A, received by the Local Planning Authority on the 2nd September 2020.
- Detached Garage Details Double, Scale 1:50 & 1:100, Drawing Number: SD701, Rev: B, received by the Local Planning Authority on the 2nd September 2021.
- Landscape Plan (Amended), Scale 1:250, Drawing Number: GHIM-WW01-C, received by the Local Planning Authority on the 22nd July 2021.
- Landscape Management Plan (Amended), Scale 1:250, Drawing Number: GHIM-WW02-C, received by the Local Planning Authority on the 22nd July 2021.
- Site Surroundings, received by the Local Planning Authority on the 26th February 2021.
- External and Finished Floor Levels (Amended), Scale 1:200, Drawing Number: K36892/A1/102, Rev: D, received by the Local Planning Authority on the 22nd July 2021.
- Proposed Highway Longitudinal Sections (Amended), Scale 1:100 & 1:500, Drawing Number: K36892/A1/102, Rev: B, received by the Local Planning Authority on the 22nd July 2021.
- Noise Assessment Report, Prepared by RS Acoustic Engineering 22nd July 2021, received by the Local Planning Authority on the 22nd July 2021.
- Economic Benefits Report, Prepared by Homes by Gleeson August 2020, received by the Local Planning Authority on the 2nd September 2020.
- Proposed Highway Levels (Amended), Scale 1:200, Drawing Number: K36892/A1/100, Rev: B, received by the Local Planning Authority on the 22nd July 2021.

- External Works Layout (Amended), Scale 1:200, Drawing Number: K36892/A1/110, Rev: A, received by the Local Planning Authority on the 2nd July 2021.
- Plot 13 and 14 (211/301), Scale 1:100, Drawing Number: MJG/PL-107-7, received by the Local Planning Authority on the 2nd September 2020.
- Plots 11, 12, 15, and 16 – 301 and 221 House Type, Scale 1:100, Drawing Number: MJG/PL-107-8, received by the Local Planning Authority on the 2nd September 2020.
- House Type 301 Elevations (Rural 13) (Amended), Scale 1:100, Drawing Number: 13/301-8, Rev: E, received by the Local Planning Authority on the 26th August 2021.
- House Type 301 Floor Plans, Scale 1:100, Drawing Number: 301/1H, received by the Local Planning Authority on the 2nd September 2021.
- House Type 303 Elevations (Rural 13) (Amended), Scale 1:100, Drawing No 13/303-9, Rev: F, received by the Local Planning Authority on the 26th August 2021.
- House Type 303 Floor Plans, Scale 1:100, Drawing No: 303/1E, received by the Local Planning Authority on the 2nd September 2020.
- House Type 353 – Elevations and Floor Plans (Opposite Hand), Scale 1:100, Drawing No: 353/1A, received by Local Planning Authority on the 7th September 2021.
- House Type 358 (Rural 13) (Amended), Scale 1:100, Drawing Number: 13/358/359-9, Rev A, received by the Local Planning Authority on the 2^{6th} August 2021.
- House Type 358 Floor Plans, Scale 1:100, Drawing Number: 358/9/1A, received by the Local Planning Authority on the 2nd September 2020.
- House Type 450 Elevations (Amended), Scale 1:100, Drawing Number 13/450-9, received by the Local Planning Authority on the 26th August 2021.
- House Type 450 Floor Plans, Scale 1:100, Drawing Number: 450/1A, received by the Local Planning Authority on the 27th September 2021.
- House Type 450 Elevations and Floor Plans – Opposite Hand (Amended), Scale 1:100, Drawing Number: 1:100, received by the Local Planning Authority on the 7th September 2021.

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.

Pre Commencement Conditions:

3. Before development commences at this site a Light Assessment based around the night-time operations of the adjacent commercial garage must be submitted to and

approved in writing by the Local Planning Authority. Any approved remedial action identified within this assessment must be implemented before the development is first occupied and must be retained at all times thereafter.

Reason

To protect residential amenity.

4. Before development commences, a Construction Management Plan must be submitted to and approved in writing by the Local Planning Authority. This plan must include provide details of dust emissions, noise and vibration, and must identify remedial action to prevent nuisance. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

In order to protect residential amenity.

Prior to Occupation Conditions:

5. Prior to the first occupation of the development hereby approved a sustainable drainage management and maintenance plan for the lifetime of the development must be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan must include as a minimum:
 - a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development must subsequently be completed, maintained and managed in accordance with the approved plan.

Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

6. Prior to the first occupation of any dwelling hereby approved, the boundary treatment at this site must be installed in accordance with the following approved plans:

- Boundary Treatment Plan (Amended), Scale 1:500, Drawing Number: MJG/PL-101-1, Rev C, received by the Local Planning Authority on the 1st November 2021.
- Boundary Treatments 1800mm High Brickwork Screen Wall, Scale 1:20, Drawing Number: SD-110, Rev: B, received by the Local Planning Authority on the 2nd September 2020.
- Boundary Treatments 1800mm High Timber Fence, Scale 1:20, Drawing Number: SD-100, Rev: D, received by the Local Planning Authority on the 2nd September 2020.

Once installed the boundary treatment must be retained in accordance with these approved details at all times thereafter.

Reason

To protect residential amenity.

7. Prior to the first occupation of any dwelling hereby approved, the mitigation measures identified within the approved document 'Noise Assessment Report, Prepared by RS Acoustic Engineering 22nd July 2021, received by the Local Planning Authority on the 22nd July 2021', must be installed. Once installed the mitigation measures must be retained in accordance with these approved details at all times thereafter.

Reasons

To protect residential amenity.

8. Prior to the first occupation of any dwelling hereby approved, the proposed landscaping at this site must be planted in accordance with the following approved document 'Landscape Plan (Amended), Scale 1:250, Drawing Number: GHIM-WW01-C, received by the Local Planning Authority on the 22nd July 2021'. Once installed the landscaping must be retained in accordance with these approved details and managed in accordance with the following approved document 'Landscape Management Plan (Amended), Scale 1:250, Drawing Number: GHIM-WW02-C, received by the Local Planning Authority on the 22nd July 2021', at all times thereafter.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

9. Prior to the first occupation of any dwelling hereby approved, the proposed access to the site must be installed in accordance with the following approved plan 'Planning Layout (Amended), Scale 1:500, Drawing No: MJG/PL-110, Rev: F, received by the Local Planning Authority on the 1st November 2021'. The approved access must be retained at all times thereafter in accordance with these approved details.

Reason

In the interests of highway safety

Other conditions:

10. The development hereby approved must be carried out in accordance with the schedule of materials set out in the approved plan 'Planning Layout (Amended), Scale 1:500, Drawing No: MJG/PL-110, Rev: F, received by the Local Planning Authority on the 1st November 2021', and retained as such at all times thereafter.

Reason

In the interest of visual amenity.

11. The existing stone wall along the north east frontage of the site must be retained at all times in accordance with the details shown on the approved plan ' Planning Layout (Amended), Scale 1:500, Drawing No: MJG/PL-110, Rev: F, received by the Local Planning Authority on the 1st November 2021'. This wall should not be altered without the prior written consent of the Local Planning Authority.

Reason

In the interest of visual amenity.

12. Construction site operating hours will be Monday-Friday 08:00 to 18:00 and Saturdays 08:00 to 13:00. No construction on Sundays or Bank Holidays.

Reason

In the interest of residential amenity.

13. All HGV deliveries to the site must be carried out solely between the hours of 09:00 and 17:00 Monday to Friday. There must be no HGV deliveries on Saturdays, Sundays and/or Bank Holidays.

Reason

In the interest of residential amenity.

Informatives:

1. Prior to the commencement of this development, the requirements of Planning Conditions 4, 5, 6, 7, 8, and 10 of Outline Planning Approval Ref: 4/17/2143/001 are required to be submitted and approved in writing by the Local Planning Authority.
2. The development hereby approved must be carried out in accordance with conditions 2, 9, and 11 of Outline Planning Approval Ref: 4/17/2143/001.
3. All external lighting must meet the guidelines and obtrusive limits details in the institute of lighting professionals Guidance Notes for the Reduction of Obtrusive light (GN01:2011).
4. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A handwritten signature in black ink, appearing to read "N. J. Hayman". The signature is fluid and cursive, with a large, stylized initial "N".

PP Pat Graham
Chief Executive

17th November 2021

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.



**Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

This Permission is Subject to a Section 106 Agreement

Gleeson Homes
Rural Enterprise Centre
Penrith
CA11 0DT
FAO Mr Jordan Tyson

**APPLICATION No: 4/21/2489/0F1
RESIDENTIAL DEVELOPMENT OF 37 DWELLINGS
LAND WEST OF CLEATOR MOOR ROAD, WHITEHAVEN**

Gleeson Homes

The above application dated 08/11/2021 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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 Plan, Scale 1:1250, received by the Local Planning Authority on the 8th November 2021.
- Planning Layout (Amended), Scale 1:500, Drawing No: MJG/PL-112, Revision: G, received by the Local Planning Authority on the 18th August 2022.
- Planning Layout (Colour Coded) (Amended), Scale 1:500, Drawing No: MJG/PL-112-2, Revision: B, received by the Local Planning Authority on the 18th August 2022.
- Boundary Treatment Plan (Amended), Scale 1:500, Drawing No: MJG/PL-112-1, Revision: C, received by the Local Planning Authority on the 18th August 2022.
- Boundary Treatments 1800mm High Brickwork Screen Wall, Scale 1:20, Drawing No: SD-100, Revision: B, received by the Local Planning Authority on the 8th December 2021.
- 1800mm High Close Boarded Timber Fence, Scale 1:20, Drawing No: SD-100, Revision: F, received by the Local Planning Authority on the 8th December 2021.
- Car Parking Plan (Amended), Scale 1:500, Drawing No: MJG/PL-112-3, Revision: B, received by the Local Planning Authority on the 18th August 2022.
- 201 & 301 House Types Contemporary – Elevations (Amended), Scale 1:100, Drawing No: 21-201_301-C, Revision: -, received by the Local Planning Authority on the 15th December 2021.
- 201 & 301 House Types Contemporary – Elevations (handed) (Amended), Scale 1:100, Drawing No: 21-201_301-C(h), Revision: -, received by the Local Planning Authority on the 15th December 2021.
- 201/301 Floor Plans (Amended), Scale 1:100, Drawing No: MJG/PL-107-7, Rev: -, received by the Local Planning Authority on the 17th December 2021.
- 301/201 Floor Plans (Amended), Scale 1:100, Drawing No: MJG/PL-107-8, Rev: -, received by the Local Planning Authority on the 17th December 2021.
- 303 House Type Contemporary – Elevations (Amended), Scale 1:100, Drawing No: 21-303-C-0301, Revision: C01, received by the Local Planning Authority on the 15th December 2021.
- 303 Dwelling Type – Floor Plans (Amended), Scale 1:100, Drawing No: 303/1E, received by the Local Planning Authority on the 8th December 2021.
- 337 House Type Contemporary – Elevations (Amended), Scale 1:100, Drawing No: 21-337-C-0001, Revision: C02, received by the Local Planning Authority on the 14th December 2021.
- 337 Dwelling Type – Floor Plans (Amended), Scale 1:100, Drawing No: 337/1, received by the Local Planning Authority on the 8th December 2021.

- 340 & 301 House Types Contemporary – Elevations (Amended), Scale 1:100, Drawing No: 21-340_301-C, Revision: -, received by the Local Planning Authority on the 15th December 2021.
- 340 & 301 House Types Contemporary – Elevations (handed) (Amended), Scale 1:100, Drawing No: 21-340_301-C-(h), Revision: -, received by the Local Planning Authority on the 15th December 2021.
- 340/301 House Types Contemporary – Planning Drawing Floor Plans (handed) (Amended), Scale 1:100, Drawing No: 21-340/301-C-0001-(h), Revision: C01, received by the Local Planning Authority on the 17th January 2022.
- 340/301 House Types Contemporary – Planning Drawing Floor Plans (Amended), Scale 1:100, Drawing No: 21-340/301-C-0001, Revision: C01, received by the Local Planning Authority on the 17th January 2022.
- 353 House Type Contemporary – Elevations, Scale 1:100, Drawing No: 21-353-C-0301, Revision: C01, received by the Local Planning Authority on the 8th November 2021.
- 353 House Type Contemporary – Elevations (handed), Scale 1:100, Drawing No: 21-353-C-0301-(h), Revision: C01, received by the Local Planning Authority on the 15th December 2021.
- 353 House Type Contemporary – Planning Drawings Floor Plans (handed), Scale 1:100, Drawing No: 21-353-C-0001-(h), Revision: C01, received by the Local Planning Authority on the 25th January 2022.
- 353 Dwelling Type – Floor Plans, Scale 1:100, Drawing No: 353/1A, received by the Local Planning Authority on the 8th December 2021.
- 359 House Type Contemporary – Elevations (handed) (Amended), Scale 1:100, Drawing No: 21-358/9-C-0301(h), Revision: C01, received by the Local Planning Authority on the 25th January 2022.
- 359 House Type Contemporary – Floor Plans (handed) (Amended), Scale 1:100, Drawing No: 21-358/9-C-0001(h), Revision: C01, received by the Local Planning Authority on the 17th January 2022.
- 435 House Type Contemporary – Elevations, Scale 1:100, Drawing No: 21-435-C-0301, Revision: C02, received by the Local Planning Authority on the 8th November 2021.
- 435 House Type Contemporary – Elevations (handed), Scale 1:100, Drawing No: 21-435-C-0301-(h), Revision: C02, received by the Local Planning Authority on the 15th December 2021.
- 435 Dwelling Type – Floor Plans (Amended), Scale 1:100, Drawing No: 435/1A, received by the Local Planning Authority on the 8th December 2021.
- 435 House Type Contemporary – Planning Drawing Floor Plans (handed) (Amended), Scale 1:100, Drawing No: 21-435-C-0001-(h), Revision: C02, received by the Local Planning Authority on the 17th January 2022.
- 450 House Type Contemporary – Elevations, Scale 1:100, Drawing No: 21-450-C-0301, Revision: C01, received by the Local Planning Authority on the 8th November 2021.
- 450 House Type Contemporary – Elevations (handed), Scale 1:100, Drawing No: 21-450-C-0001, Revision: C01, received by the Local Planning Authority on the 17th January 2022.

- 450 Dwelling Type – Floor Plans, Scale 1:100, Drawing No: 450/1A, received by the Local Planning Authority on the 8th December 2021.
- 450 House Type Contemporary – Planning Drawing Floor Plans (handed), Scale 1:100, Drawing No: 21-450-C-0001-(h), Revision: C01, received by the Local Planning Authority on 17th January 2022.
- Detached Single Garage Details, Scale 1:20, 1:50, & 1:100, Drawing No: SD700, Revision E, received by the Local Planning Authority on the 8th December 2021.
- Street Scenes (Amended), Scale 1:125, Drawing No: MJG/PL-112-2, Revision: A, received by the Local Planning Authority on the 29th April 2022.
- Tree Survey, Scale 1:680, Drawing No: Ivy Mill Phase2_Rev1.0, received by the Local Planning Authority on the 8th November 2021.
- Tree Mitigation Plan (Amended), Scale 1:500, Drawing No: TMP03, Revision: A, received by the Local Planning Authority on the 6th June 2022.
- Tree Constraints Plan, Scale 1:600, Drawing No: Ivy Mill Phase 2 TCP, Revision: 1, received by the Local Planning Authority on the 8th November 2021.
- Tree Survey Report, Prepared by Westwood Landscape July 2021, received by the Local Planning Authority on the 8th November 2021.
- Landscape Plan, Scale 1:500, Drawing No: WW01, Revision: A, received by the Local Planning Authority on the 6th April 2022.
- Topographical Survey, Scale 1:200, Drawing No: GH/CMR/TA01, Revision: -, received by the Local Planning Authority on the 8th November 2021.
- Outline Drainage Layout (Amended), Scale 1:200, Drawing No: 100, Revision: C, received by the Local Planning Authority on the 18th August 2022.
- Drainage Area Plan (Amended), Scale 1:500, Drawing No: GHC-IM-C-P2-14-01, Revision: A, received by the Local Planning Authority on the 23rd June 2022.
- A3 Land Registry Plan Phase 2 (Amended), Scale 1:1250, Ref: GHC-IV-C-P2-10-02, Revision: A, received by the Local Planning Authority on the 23rd June 2022.
- Phase 2 Section 38 Agreement Plan (Amended), Scale 1:500, Drawing No: GHC-IM-C-P2-19-01, Revision: A, received by the Local Planning Authority on the 23rd June 2022.
- Phase 2 S104 Agreement Plan (Amended), Scale 1:250, Drawing No: GHC-IM-C-P2-10-01, Revision: B, received by the Local Planning Authority on the 23rd June 2022.
- Phase 2 Road Setting Out (Amended), Scale 1:500, Drawing No: GHC-IM-C-P218-01, Revision: A, received by the Local Planning Authority on the 23rd June 2022.
- Phase 2 Manhole Schedules, Drawing No: GHC-IM-C-P2-15-01, Revision: -, received by the Local Planning Authority on the 6th June 2022.

- Phase 2 Highway Construction Details, Scale 1:20 & 1:25, Drawing No: GHC-IM-C-P2-SD-01, Revision: -, received by the Local Planning Authority on the 6th June 2022.
- White Lining and Signage Details, Scale 1:500, Drawing No: GHC-IM-C-P2-20-01, Revision: -, received by the Local Planning Authority on the 6th June 2022.
- Developer Services Construction Details, received by the Local Planning Authority on the 6th June 2022.
- Phase 2 Longitudinal Sections 1 of 2 (Amended), Scale 1:100 & 1:500, Drawing No: GHC-IM-C-P2-13-01, Revision: -, received by the Local Planning Authority on the 6th June 2022.
- Phase 2 Longitudinal Sections 2 of 2 (Amended), Scale 1:100 & 1:500, Drawing No: GHC-IM-C-P2-13-02, Revision: -, received by the Local Planning Authority on the 6th June 2022.
- Flood Risk Assessment & Outline Surface Water Drainage Strategy (Amended), Prepared by Site Infrastructure Services Limited May 2019, Ref: GHC-IM-W-FRA-REV B, received by the Local Planning Authority on the 16th November 2022.
- Preliminary Ecological Appraisal, Prepared by Carr Ecology March 2021, received by the Local Planning Authority on the 8th November 2021.
- GEOEnvironmental Appraisal, Prepared by Sirius March 2021, received by the Local Planning Authority on the 8th November 2021.
- Planning Statement (Amended), Prepared by Gleeson, received by the Local Planning Authority on the 18th August 2023.
- Design & Access Statement
- Transport Statement (Amended), Prepared by Vectos June 2022, received by the Local Planning Authority on the 1st July 2022.
- Economic Benefits Report, Prepared by Gleeson November 2021, Version 001, received by the Local Planning Authority on the 8th November 2021.
- Construction Management Plan, Prepared By Gleeson November 2021, received by the Local Planning Authority on the 8th November 2021.

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.

Pre Commencement Conditions:

3. Prior to the commencement of development (including any earthworks), the following must be submitted to the local planning authority and approved in writing:
 - Evidence that diversion/abandonment works for the existing water main have been agreed with the relevant statutory undertaker and that the approved works have been undertaken.

- Details of the means of ensuring the water main is protected from damage as a result of the development. These details must include the potential impacts on the water main from construction activities and the impacts post completion of the development, including landscaping, on the water main infrastructure, and identify mitigation measures, to protect and prevent any damage to the water main both during construction and post completion of the development.

Any mitigation measures identified by (ii) must be implemented in full prior to commencement of development in accordance with the approved details and must shall be retained thereafter for the lifetime of the development.

Reason

In the interest of public health and to ensure protection of the public water supply in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

4. Prior to the commencement of the development hereby approved detailed specifications of carriageways, footways, footpaths, cycleways must be submitted to and approved in writing by the Local Planning Authority. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and must be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved must be constructed before the development is complete and maintained thereafter.

Reason

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

5. The development shall not commence until visibility splays shown on approved plan 'Planning Layout (Amended), Scale 1:500, Drawing No: MJG/PL-112, Revision: G, received by the Local Planning Authority on the 18th August 2022' have been provided at the junction of the access road with the county highway.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays.

The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

6. Prior to the commencement of the development hereby approved, details of the proposed vehicle crossing over the footway, including lowering of kerbs, must be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any works so approved must be constructed before the development is complete and maintained thereafter.

Reason

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

7. Any existing highway fence/wall boundary must be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences and must not be raised to a height exceeding 1.05m thereafter.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

8. The highway drain must be protected at the access prior to the development commencing in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The works to protect the drain must be carried out in accordance with the approved specifications at all times thereafter.

Reason

In the interest of highway safety and environmental protection in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

9. The access and parking/turning requirements must be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

Reason

The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users.

10. Prior to the commencement of development a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- details of proposed crossings of the highway verge;
- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian);
- Surface water management details during the construction phase
- Specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians, deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

11. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

- a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
- b) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- c) The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

12. The development hereby approved must not commence until a tree maintenance scheme, to include detail of the planting and aftercare maintenance of the new trees, has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

To adequately protect the proposed trees within the site.

Prior to Erection of External Walling Conditions

13. 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 and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

Prior to Occupation Conditions:

14. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the approved document 'Flood Risk Assessment & Outline Surface Water Drainage Strategy (Amended), Prepared by Site Infrastructure Services Limited May 2019, Ref: GHC-IM-W-FRA-REV B, received by the Local Planning Authority on the 16th November 2022'. For the avoidance of doubt surface water for both phases 1 and 2 collectively) must drain at the restricted rate of 10 l/s. Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

15. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development must be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan must include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development must subsequently be completed, maintained and managed in accordance with the approved plan.

Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

16. No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

17. No dwelling hereby permitted must be occupied until the means of vehicular access and parking provisions to serve that dwelling has been constructed in accordance with the approved plan 'Car Parking Plan (Amended), Scale 1:500, Drawing No: MJG/PL-112-3, Revision: B, received by the Local Planning Authority on the 18th August 2022'. These access and parking arrangements must be retained as such at all times thereafter.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

18. All hard and soft landscape works must be carried out in accordance with the details illustrated on the approved document 'Landscape Plan, Scale 1:500, Drawing No: WW01, Revision: A, received by the Local Planning Authority on the 6th April 2022'. The works must be carried out in the first planting season following the completion of the development. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting must be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy DM26 and ENV5 of the Copeland Local Plan 2013-2028.

19. Prior to the first occupation of each dwelling hereby approved, the boundary treatment and landscaping on that occupied plot must be installed in accordance with the following approved plans:

- Boundary Treatment Plan (Amended), Scale 1:500, Drawing No: MJG/PL-112-1, Revision: C, received by the Local Planning Authority on the 18th August 2022.

- Boundary Treatments 1800mm High Brickwork Screen Wall, Scale 1:20, Drawing No: SD-100, Revision: B, received by the Local Planning Authority on the 8th December 2021.
- 1800mm High Close Boarded Timber Fence, Scale 1:20, Drawing No: SD-100, Revision: F, received by the Local Planning Authority on the 8th December 2021.

Once installed the boundary treatment must be retained in accordance with these approved details at all times thereafter.

Reason

To protect residential amenity in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

20. Prior to the occupation of the first dwelling hereby approved a scheme detailing the layout and design, including play equipment specifications, of the approved public open space must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must be implemented as per the approved details prior to the completion of the development hereby approved. The area must be maintained for use as a public open space in accordance with the approved details for the lifetime of the development.

Reason

To ensure the provision of sufficient provision of children's play space within the development for use by residents in accordance with the provisions of Policy SS5 and Policy DM12 of the Copeland Local Plan 2013-2028.

21. Prior to the completion of the development hereby approved, a footpath must be provided that links to the adjacent site also to be developed by the applicant as shown on the approved plan 'Planning Layout (Amended), Scale 1:500, Drawing No: MJG/PL-112, Revision: G, received by the Local Planning Authority on the 18th August 2022'. Once completed the footway must be retained and accessible for its intended use in accordance with the approved details for the lifetime of the development.

Reason

To ensure that adequate provision is made for the provision and safeguarding of active travel connections in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Other Conditions:

22. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'Flood Risk Assessment & Outline Surface Water Drainage Strategy (Amended), Prepared by Site Infrastructure Services Limited May 2019, Ref: GHC-IM-W-FRA-REV B, received by the Local Planning Authority on the 16th November 2022', and must be maintained as such at all times thereafter.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

23. The development must implement all of the mitigation and compensation measures set out in the approved document 'Preliminary Ecological Appraisal, Prepared by Carr Ecology March 2021, received by the Local Planning Authority on the 8th November 2021'. The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To protect the ecological interests evident on the site in accordance with Policies ENV3, and DM25 of the Copeland Local Plan 2013-2028.

24. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'GEOEnvironmental Appraisal, Prepared by Sirius March 2021, received by the Local Planning Authority on the 8th November 2021, received by the Local Planning Authority on the 16th March 2023'. All mitigation measures identified must be maintained as such at all times thereafter.

Reason

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013 – 2028.

25. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document Tree Mitigation Plan (Amended), Scale 1:500, Drawing No: TMP03, Revision: A, received by the Local Planning Authority on the 6th June 2022 The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To adequately protect the existing trees on site.

26. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

- 27 Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

28. The existing boundary wall along the north east boundary of the site must be retained at all times in accordance with the details submitted in the approved document 'Planning Layout (Amended), Scale 1:500, Drawing No: MJG/PL-112, Revision: G, received by the Local Planning Authority on the 18th August 2022'.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

29. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use. All works shall be undertaken in accordance with current UK guidance, particularly CLR11.

Reason

To ensure that risks from land contamination both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in

accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013 – 2028.

30. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'Construction Management Plan, Prepared By Gleeson November 2021, received by the Local Planning Authority on the 8th November 2021'. The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013 – 2028.

31. Construction site operating hours must only take place between the following hours:

- 08:00am to 18:00pm Monday to Friday; and
- 08:00am to 13:00 Saturdays

No construction works shall take place at any time on Sundays or Bank Holidays.

Reason

To safeguard the amenity of neighbouring occupiers in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

32. All HGV deliveries to the site must only take place between the following hours:

- 09:00am to 17:00pm Monday to Friday

There must be no HGV deliveries on Saturdays, Sundays or Bank Holidays.

Reason

To safeguard the amenity of neighbouring occupiers in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Informative Notes:

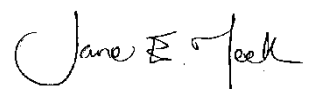
1. Any works within the Highway must be agreed with the Highway Authority. No works and/or any person performing works on any part of the Highway, including Verges, will be permitted, until in receipt of an appropriate permit allowing such works. Enquires should be made to Cumberland Councils Streetwork's team.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Jane Meek
Assistant Director
Thriving Place and Investment

13th May 2024

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.