

UNDERTAKING IN SUPPORT OF APPLICATION TO VARY CONDITION 5 OF PLANNING APPLICATION
REFERENCE 4/21/2189/OF1

1/A CCTV survey of the Pow Beck Culvert has been prepared by SK Drainage dated 24/8/21 showing the current condition of the culvert and this CCTV survey has been circulated to the Copeland B C consultees, David Bechelli, Flood and Coastal Defence Engineer at Copeland BC and Paul Telford, Flood and Development Management Officer at Cumbria CC on behalf of the LLFA.

2/Analysis of the CCTV Report Summary [pages 6 and 7] in conjunction with the site drawing [page4], confirms the section runs relevant to this application are MH01 to MH02, MH02 to MH03 and part of MH03 to MH04.

MH01 to MH02, the condition of this run is satisfactory at this time.

MH02 to MH03, the condition of this run is unsatisfactory, however this section is being replaced as part of the development and as shown on the RG Parkin drawing -K38890-100C. The replacement of this section including its design can only occur after demolition of the existing Pow Beck Care Home.

MH03 to MH04, the condition of this run is satisfactory apart from one fracture at 14.8 metres downstream from MH03. The location of this fracture is beyond the boundary of this development site.

The Copeland B C professional technical consultees with responsibility for Pow Beck Culvert, David Bechelli and Paul Telford, have accepted the above as a practical way forward.

It is therefore proposed that following demolition of the Pow Beck Care Home

a/A further CCTV survey of the Pow Beck Culvert will take place.

b/Any repairs shown to be necessary from this further CCTV within the confines of the development site, to be undertaken immediately and before any general building works commence.

c/ R G Parkin will design the section of the Pow Beck Culvert to be replaced and will agree this design [including the works associated with the build over agreement], with Copeland BC and their professional technical consultees.

d/The new section of the Pow Beck Culvert and building over works will then be constructed in accordance with the approved design and method of construction.

e/Following construction of the new building in accordance with plans approved by 4/21/2189/OF1 a further CCTV survey of the Pow Beck Culvert will be carried out and any defects found within the confines of the development site boundary will be rectified to the satisfaction of Copeland B C and the LLFA.