



Holdsworth Design Practice Ltd.
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Cumberland Council, Copeland.
Development Management,
Market Hall,
Market Place,
Whitehaven, CA28 7JG.

28th October 2024

Applicant:

Our Ref: USH.CS.1221PS1

Mr & Mrs Usher
Partfield House,
Drigg, Holmrook,
Cumbria. CA19 1XG

Project :

Change of woodland adjacent to Partfield House to motorhome, holiday cabins with shop and internal access track.

Dear Sir or Madam,

Please find enclosed document to address the planning conditions from Decision Notice No. 4/21/2411/0F1 dated 18th February 2022. These documents seek to discharge the planning conditions applied to the development, to allow works to begin on site prior to the expiry date of the approval notice of 18th February 2025.

For clarity, whilst we seek approval for all conditions the priority is to obtain any part approval of conditions that permit works to begin onsite prior to the expiry date.

Standard Conditions

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

No action required.

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Registered No 6707020. VAT No. 998 3341 67
Directors: AJ Holdsworth, JL Holdsworth

- 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**

No action required.

Pre Commencement Conditions

- 3. No development must commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.**

Please enclosed documents 24-429 DWG001-004 final and 24-429r001C Drainage Report from Kingmoor Consultants

- 4. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.**

Please enclosed documents 24-429 DWG001-004 final and 24-429r001C Drainage Report from Kingmoor Consultants

- 5. Prior to commencement of development, a detailed landscaping scheme must be submitted to and approved in writing by the Local Planning Authority.**

Please see enclosed plan USH.CS.1222.PL.-LDSCP1 LIGHTING & LANDSCAPING PLAN, USH.CS.1222.PL.-LDSCP2 HARD LANDSCAPING PLAN, USH.CS.1222.PL.-LDSCP3 RETAINED TREES and USH.CS.1222.CMP1 rev1 CONSTRUCTION MANAGEMENT PLAN WRITTEN DOCUMENT

- a) The exact location and species of all existing trees and other planting to be retained;
- b) An outline specification for ground preparation for landscaped areas outside of the ecological areas; *see USH.CS.1222.CMP1 rev1 CONSTRUCTION MANAGEMENT PLAN WRITTEN DOCUMENT*
- c) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
- d) All proposed boundary treatments with supporting elevations and construction details;
- e) All proposed hard landscaping elements and paving, including layout, materials and colours;
- f) The proposed arrangements and specifications for initial establishment maintenance

and long-term maintenance of all planted and/or turfed areas.

- 6. Prior to commencement of development, an Arboricultural Method Statement must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must include, but is not limited to:**

- i) Facilitation tree works;**
- ii) Installation of temporary ground protection;**
- iii) Installation of tree protection barriers;**
- iv) Excavations, level changes and the requirement for specialised trenchless techniques for the installation of services;**
- v) Installation of access roads – materials and design;**
- vi) Installation of specialist foundations;**
- vii) Preparatory works for new landscaping;**
- viii) Auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.**

Please see enclosed Method Statement from Iain Tavendale.

- 7. Prior to the commencement of any development full details of the trees/hedgerow to be removed within the site must be submitted to and approved in writing by the Local Planning Authority. Details should also be provided of all of the proposals for new planting, including the location, arrangement, species, size, specifications, numbers and planting densities. The development must be carried out in accordance with these approved details at all times thereafter.**

Please see enclosed plan USH.CS.1222.PL.-LDSCP1 LIGHTING & LANDSCAPING PLAN, USH.CS.1222.PL.-LDSCP2 HARD LANDSCAPING PLAN and USH.CS.1222.PL.-LDSCP3 RETAINED TREES

- 8. 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.**

Please see enclosed documents USH.CS.1222.CMP1 rev1 CONSTRUCTION MANAGEMENT PLAN WRITTEN DOCUMENT and USH.CS.1222.PL.CMP1 CONSTRUCTION MANAGEMENT

- 9. Prior to the commencement of any development at this site full detail of the proposed foul drainage system and a maintenance schedule (identifying the**

responsible parties) for this development must be submitted to and approved in writing by the Local Planning Authority. The approved drainage system must be implemented prior to the first use of the site and must be maintained thereafter in accordance with the schedule.

Please enclosed documents 24-429 DWG001-004 DRAFT and 24-429r001C Drainage Report from Kingmoor Consultants

10. The development must not commence until visibility splays providing clear visibility as shown the approved plan 'Proposed Drawings: Site Plan (Amended), Scale 1:200, Drawing No: USH.CS.1222.PL2.1, Rev: 4, received by the Local Planning Authority on the 31st January 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 must be constructed before general development of the site commences so that construction traffic is safeguarded.

No action required, however see documents USH.CS.1222.CMP1 rev1 CONSTRUCTION MANAGEMENT PLAN WRITTEN DOCUMENT and USH.CS.1222.PL.CMP1 CONSTRUCTION MANAGEMENT for reference to this.

11. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Please enclosed documents 24-429 DWG001-004 DRAFT and 24-429r001C Drainage Report from Kingmoor Consultants

12. Development must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning authority. The CTMP must include details of:

See enclosed document 24-429r002 Traffic Management Plan by Kingmoor Consultants.

Prior to Use/Installation Conditions.

- 13. Prior to their first installation within the development hereby approved full details of any external lighting must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details at all times thereafter.**

Please see enclosed plan USH.CS.1222.PL.-LDSCP1 LIGHTING.

- 14. The use of the site hereby approved must not be commenced until the access and parking requirements have been constructed in accordance with the approved plan ' Proposed Drawings: Site Plan (Amended), Scale 1:200, Drawing No: USH.CS.1222.PL2.1, Rev: 4, received by the Local Planning Authority on the 31st January 2022'. Any such access and or parking provision must be retained and be capable of use when the development is completed and must not be removed or altered without the prior consent of the Local Planning Authority.**

No action required as on site works.

- 15. The access drive/road must be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed to Highway Standard and completed before the development is occupied/brought into use.**

No action required, please see document USH.CS.1222.PL.-LDSCP2 HARD LANDSCAPING PLAN for reference.

- 16. Foul and surface water must be drained on separate systems.**

No action required, on site works. Please see documents 24-429 DWG001-004 DRAFT and 24-429r001C Drainage Report from Kingmoor Consultants

- 17. The development must implement all of the mitigation and compensation measures set out in the approved document 'Preliminary Ecological Appraisal, Prepared by Environmental Management Ltd, received by the Local Planning Authority on the 13th September 2021', including the requirement to provide a Habitat Suitability Index (HIS) survey. The development must be carried out in accordance with the approved document at all times thereafter.**

No action required except for following aforementioned document guidance during construction.

- 19. The use of the site shop hereby permitted must only be open to the public/customers between:**

- 07:00am – 18:00pm Monday to Sundays and Bank Holidays.

No action required, as operational condition.

20. Construction site operating hours must be carried out solely between the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 Saturday. No construction on Sundays or Bank Holidays.

This is covered in documents USH.CS.1222.CMP1 rev1 CONSTRUCTION MANAGEMENT PLAN WRITTEN DOCUMENT and USH.CS.1222.PL.CMP1 CONSTRUCTION MANAGEMENT

21. All HGV deliveries and delivery to and removal of plant, machinery and waste from the site must be carried out solely between the hours of 08:00 and 18:00 Monday to Friday and Saturdays 08:00 to 13:00. There must be no HGV deliveries on Sundays and/or Bank Holidays.

This is covered in documents USH.CS.1222.CMP1 rev1 CONSTRUCTION MANAGEMENT PLAN WRITTEN DOCUMENT and USH.CS.1222.PL.CMP1 CONSTRUCTION MANAGEMENT

22. Deliveries and collections to and from the site once operational must be carried out solely between the hours of 8:00 – 19:00 Monday – Sunday.

This is covered in documents USH.CS.1222.CMP1 rev1 CONSTRUCTION MANAGEMENT PLAN WRITTEN DOCUMENT and USH.CS.1222.PL.CMP1 CONSTRUCTION MANAGEMENT

23. The development hereby approved shall be used for short term holiday use only and for no other purposes whatsoever.

No action required.

24. The permission hereby granted authorises the use of the site for the siting of eight timber cabins and eight motorhome bays only at this site.

No action required.

It is felt that the submitted documents provide the required information to approve the conditions of approval, however I would be more than happy to supply any further information as required to ensure approval is gained within the time required to gain consent and begin works on site.

Yours sincerely,

Andrew Holdsworth MCIAT

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