

COPELAND BOROUGH COUNCIL

Catherine Street, Whitehaven, Cumbria CA28 7NY

App No 4/98/0914/0

Town and Country Planning Act 1990

NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION

DAY CUMMINS ARCHITECTS
LAKELAND BUSINESS PARK
LAMPLUGH ROAD
COCKERMOUTH
CA13 0QT.

NON FOOD RETAIL UNITS PLUS DRIVE THROUGH FAST
FOOD OUTLET; STAFF AND CUSTOMER PARKING FOLLOWING
DEMOLITION OF EXISTING BUILDING
COLLEGE OF FURTHER EDUCATION SITE, FLATT WALKS,
WHITEHAVEN, CUMBRIA.
COTFIELD PROJECTS LTD. & THOMAS ARMSTRONG (CONSTRUCTION) LTD

The above application dated 21/12/98 has been considered by the Council in pursuance of its powers under the above Act and OUTLINE PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The siting, design and external appearance of the building/s, means of access thereto, and the means of disposal of surface water therefrom, shall be as may be approved by the Local Planning Authority.
2. Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be commenced not later than the later of the following dates:-
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
3. The development shall be laid out in accordance with the amended site layout plan (Drawing No 1431/04D) received by the Local Planning Authority on 22 March 1999.
4. No part of the site shall be brought into use until all of the proposed improvement works to the A5094 have been completed in accordance with the recommendations of the Traffic Impact Assessment.
5. All existing accesses to the site off the A5094 that are to be closed off shall have the footway crossings reinstated to the satisfaction of the Local Planning Authority in consultation with

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the Highway Authority.

6. The parking and delivery areas shall be constructed, drained and lit to the satisfaction of the Local Planning Authority prior to the site becoming operational.
7. Ramps shall be provided on each side of every road junction to enable wheelchairs, prams and invalid carriages to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval before development commences. Any details so approved shall be constructed as part of the development.
8. Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before such works are implemented.
9. All pitched roofs shall be clad using natural slate or a reconstituted/artificial slate, precise details of the type and colour of which shall be submitted for approval by the Local Planning Authority at the detailed design stage.
10. A comprehensive scheme of both hard and soft landscaping treatments shall be submitted for approval by the Local Planning Authority at the detailed design stage, these details to include surface treatments for the parking bays and circulation areas.
11. All hard and soft landscaping shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.
12. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for the arrangements for its implementation and development shall be carried out in accordance with the approved schedule.
13. The historic wall along the western boundary of the site shall be safeguarded during the construction stage and maintained thereafter in a good state of repair to a specification to be agreed in writing with the Local Planning Authority. Measures for the protection of this wall shall be submitted for approval by the Local Planning Authority at the detailed design stage.
14. The site boundary with Flatt Walks shall be defined by a natural stone wall, full details of which, together with all other site boundary treatments, shall be submitted for approval by the Local Planning Authority at the detailed design stage.
15. Before the development hereby permitted is commenced, a scheme indicating the provision to be made for disabled people to gain access to, and circulate within, all buildings shall have been submitted to and approved by the Local Planning Authority. The agreed scheme, which shall also include adequate car parking in

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terms of numbers, locations and dimensions of parking spaces, shall be implemented before the development hereby permitted is brought into use.

16. The development shall be drained on a separate system, with foul drainage only being connected into the foul sewer. Surface water from the development may need to be attenuated.

The reasons for the above conditions are:-

For the avoidance of doubt.

In the interests of traffic management and highway safety.

In the interests of amenity.

To ensure adequate access and facilities for disabled people.

To ensure a satisfactory drainage scheme.

Please read the accompanying notice

24 Mar 99


Head of Development and Environment