

# **Development Control Committee Supplementary Schedule**

Containing information received  
since the distribution of the  
main schedule of applications

8<sup>th</sup> June 2018



## **5No Properties at The White Quey, Durdar**

### **Management and Maintenance arrangements**

The client currently has in place a management company for the site which shares the responsibility for maintenance of roads and car parks, streetlighting and services evenly between all property owners.

Drainage pipes and services that cross multiple property boundaries have a legal right to do so in the management plan, and any maintenance required to these can be done so by any relevant party if it is deemed financially accurate and necessary.

The Attenuation tanks and flow control valves and manholes for Plots 1,2 & 3 will be the responsibility of each individual property and should be inspected annually to ensure they remain fit for purpose and free of blockages, silt, damage/deterioration and evidence of tampering. Silt traps should also be inspected, and excess silt removed during this time.

The road should similarly be inspected annually for erosion, ponding, spillages, damage and deterioration, and the flow control manhole should also be inspected to note performance, water quality, blockages, silt accumulation and any other damage or deterioration.

Each plot should be responsible for their own areas of grassed/landscaped areas and should share responsibility for upkeep of communal grassed/landscaped areas on an as-and-when basis. This should also include for the watercourse and its banks to ensure it runs freely without blockages, debris and silt.

Each property is responsible for the inspection and maintenance of the Sewage Treatment Plant (STP) to ensure it is in correct working order and performing to its anticipated standard. It should be inspected and de-sludged at least once a year (or as recommended by the manufacturer's instructions) and should be annually serviced by a qualified and approved service engineer – a separate service agreement with the manufacturer is recommended. A sampling chamber downstream of the STP is provided to allow samples of water quality discharging from the STP to be taken and tested by the relevant authorities.

All outfalls into the watercourse should be inspected every 6 months for blockages, damage, water quality, erosion and sediment and remedial measures carried out to ensure they flow as intended. This will be the responsibility of all properties.

Maintenance records should be kept for all tasks with any recommendations and timescales recorded and actioned as necessary.

The management plan should be reviewed annually, and the maintenance plan reviewed every 3-5 years.

All those responsible for maintenance should implement appropriate Health & Safety precautions, as stated in the management plan, for all activities and risk assessments should be undertaken prior to the commencement of any work.

---

**From:** Ghorst, Joanne  
**Sent:** 29 May 2018 10:15  
**To:** Christopher Hardman  
**Cc:** ED Admin Team  
**Subject:** 18 0131 - Former White Quey Inn, Stoneraise, Durdar, Carlisle, CA5 7AT

Dear Chris,

**Appn Ref: 18/0131**

**Site Address: Former White Quey Inn, Stoneraise, Durdar, Carlisle, CA5 7AT**

**Description: Conversion Of Existing Building To Form 2no. Dwellings, Together With The Erection Of 3no. Dwellings Within The Grounds Of The Property (Reserved Matters Application Pursuant To Outline Approval 17/0499)**

Thank you for your consultation on the above application dated 11<sup>th</sup> May 2018. The application for Conversion Of Existing Building To Form 2no. Dwellings, Together With The Erection Of 3no. Dwellings Within The Grounds Of The Property (Reserved Matters Application Pursuant To Outline Approval 17/0499).

#### **Local Highways Authority comments**

With access from the C1036 Highway maintainable at public expense road to the existing private site. The private share driveway to serve up to 5 dwellings not adopted highway, with a minimum carriageway width of 4.1m for the first 10m.

Parking has been provided, along with drainage details, calculations carried out, and a maintenance and management plan to be in place. Also application for ordinary watercourse is in the process.

***NOTE: If the application is approved the applicant must not commence works, or allow any person to perform works, on any part of the highway until in receipt of an appropriate permit allowing such works. They will need to contact Streetworks Central [centrals@cumbria.gov.uk](mailto:centrals@cumbria.gov.uk) for the appropriate permit.***

We can therefore confirm that the Local Highway Authority and the Lead Local Flood Authority has no objection to this application but we would recommend that the following conditions are included in any consent you might grant:

***The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.***

***Reason:*** To ensure a minimum standard of construction in the interests of highway safety.

To support Local Transport Plan Policies: LD5, LD7, LD8

***The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 10 metres inside the site, as measured from the carriageway edge of the adjacent highway.***

**Reason:** *In the interests of highway safety.  
To support Local Transport Plan Policies: LD5, LD7, LD8*

***The (building/dwelling) shall not be occupied until a means of vehicular access has been constructed in accordance with (plans to be approved by the local planning authority/the approved plans).***

**Reason:** *To ensure a suitable standard of vehicular access in the interests of highway safety.  
To support Local Transport Plan Policies: LD5, LD7, LD8*

***Development shall not be begun until a Construction Phase Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:***

- details of proposed crossings of the highway verge;***
- retained areas for vehicle parking, maneuvering, 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;***

#### **Lead Local Flood Authority (LLFA)**

The Lead Local Flood Authority (LLFA) have records of minor surface water flooding to the C1036 road and also to the east of the site indicate a 0.1 percent (1 in 1000) chance of occurring each year and the Environment Agency (EA) surface water maps do not indicate that the site is in an area of risk. An unnamed Ordinary Watercourse runs through the north of the site the application has submitted details for ordinary watercourse consent application having contacted LFRM Consent [LFRM.consent@cumbria.gov.uk](mailto:LFRM.consent@cumbria.gov.uk) with method statement of works in relation to the Ordinary Watercourse.

Drainage details has been supplied. The applicant also provided Calculations to determine the site suitability to undertake infiltration techniques and details showing that any proposed attenuation structure etc has the adequate capacity to deal with the volume of water running off the additional impermeable areas. The developer shown that they will not increase the volume of water leaving the site which could potential have a negative impact on existing developments downstream. Also submitted maintenance and management plan. Ordinary Watercourse application is in the process, with final details in relation to the method statement to be supplied.

***No development shall commence until Land Drainage / Ordinary Watercourse consent has been granted for the proposed changes to the watercourse flowing through the site.***

**Reason:** To protect and enhance the natural environment surrounding the watercourse .

Yours sincerely  
Joanne

Environment & Regulatory Services | Cumbria County Council  
Parkhouse Building | Baron Way | Kingmoor Business Park | Carlisle | CA6 4SJ

[www.cumbria.gov.uk](http://www.cumbria.gov.uk)

This e-mail contains confidential information (which may also be legally privileged) and is intended solely for the use of the intended named recipient. If you are not the intended recipient you may not disclose, copy, distribute or retain any part of this message or its attachments. If you have received this message in error please notify the originator immediately by using the reply facility in your e-mail software. Incoming and outgoing emails may be monitored in line with current legislation. All copies of the message received in error should be destroyed. Any views or opinions expressed are solely those of the original author. This email message has been scanned for viruses, and declared to be virus free at the point of exit from Cumbria County Council's network.

<http://www.cumbria.gov.uk/>