

Allerdale Borough Council

**Planning Application
Development Panel Report**

Reference Number: OUT/2022/0022

Valid Date: 5th August 2022

Location: Land behind Mill Yard, Lime Road Harrington CA14 5QG

Applicant: Martin Bell

Proposal: Outline application with all matters reserved for the erection of a single dwelling with associated parking and demolition of existing buildings

RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS

1. Summary

<u>Issue</u>	<u>Conclusion</u>
Principle of Development	The proposals relate to an enclosed brownfield site in a sustainable location at the edge of the principal service centre. Outline planning permission has been granted for residential development on this site during the current plan period, effectively accepting and establishing the principle of residential development in this location.
Highways	The proposed development is accessible by modes other than the car, would not have an unacceptable impact on highway safety, nor would there be any residual cumulative impacts on the road network, consistent with Policy S22 of the ALPP1 and advice contained within the NPPF.
Noise Issues	Given the proximity of the adjoining kennels and cattery, measures will be required to mitigate against the potential of noise disturbance to occupiers of the new dwelling, and to ensure and that the operation of the kennels and cattery is not

	prejudiced. Members will be updated with Environmental Health's response to the indicative layout supplied by the applicant.
Drainage	The site is not at risk from flooding. Foul water and surface water drainage details are to be secured by planning condition in line with LLFA standing advice and United Utilities comments.
Residential amenity	Whilst the application is in outline form only, an indicative plan has been submitted to demonstrate that a dwelling could be sited in the western part of the site, furthest from the Kennels/cattery, without harming the amenities of the occupiers of the adjoining dwellings.

2. Introduction

- 2.1. Outline planning permission is sought for a single dwelling with associated parking and the demolition of existing buildings on the site.
- 2.2. The site has previously had outline planning consent for residential development. This earlier scheme (2/2017/0530) was approved under delegated powers in December 2017 whilst work on the Allerdale Local Plan Part 2 (ALPP2) was underway. The application remained extant at the time of adoption of the ALPP2 in July 2020 but has since lapsed.
- 2.3. The site lies outside but adjacent to the settlement boundary for Workington (which includes Harrington) as set out in the ALPP2. As a consequence approval of the scheme would now technically represent a departure from the adopted Development Plan for the area. Nevertheless, it remains a material consideration that the principle of housing at this location has been considered acceptable during the current plan period, and the application has therefore been referred to the Development Panel for their consideration.
- 2.4. The application has been advertised as a departure in the local press and on the site notice as required by legislation.

3. Proposal

- 3.1. Outline planning permission is sought for a single dwelling with associated parking and the demolition of existing buildings on the site.
- 3.2. Matters relating to appearance, access, landscaping, layout and scale are to be dealt with at reserved matters stage. However, the existing access to the site,

through the curtilage of the dwelling 'Mill Yard' which fronts Lime Road, is effectively fixed. The applicant has indicated that there is an existing right of access from the highway and Certificate B has been served on the landowner to notify them of the proposal.

3.3. All existing structures on the site are to be cleared including any remains of a former corn mill, and a disused storage building.

3.4 The plans under consideration are:

Drawing number 01003 01 Location plan

4. Site Description

- 4.1. The 0.1-hectare site lies to the east of residential property that fronts onto Lime Road in Harrington, opposite the overhead railway line. Access is from Lime Road through the gated gravelled curtilage of the dwelling 'Mill Yard' and through a further set of gates into the site itself.
- 4.2. Historically the land was occupied by a corn mill which has long since been demolished, although some remnant foundations and structures remain in situ.
- 4.3. There is a disused blockwork storage building in the south-western corner of the site, adjacent to the boundary with Mill Yard. This was constructed in the early 1990s by the former owner of the site who lived at 2 Church Road. He stored, maintained and repaired his own vehicles in the building and used the site as amenity land. The western side elevation of this building forms a retaining wall to the domestic curtilage of Mill Yard, with sandstone quoins and a dry dash finish.
- 4.4. The level of the land rises steeply behind the storage building to a height above its roof, where the southern site boundary abuts undeveloped land and the garden of Solway View (the former Golden Globe pub). The land also rises gradually to the east. It is overgrown with shrubs and vegetation making the changing and uneven land levels difficult to discern.
- 4.5. To the north and northeast the application site adjoins Posh Paws Cattery and Kennels which houses a collection of buildings and structures. The River Wyre runs through the cattery/kennels before entering a culvert at the northwestern corner of the application site, adjacent to the rear of 1 Church Road. The culvert drains into Harrington Harbour.
- 4.6. A public footpath crosses Mill Yard from Lime Road, and then skirts along the northern boundary of the site before heading north along the River Wyre. It is currently overgrown.

5. Relevant Site History

- 5.1. 2/2017/0530 – Outline application with all matters reserved for the demolition of existing storage/ workshop building and use of land for the erection of 2 dwellings – Approved 18/12/17
- 5.2. 2/1991/0235 – Erection of storage building and demolition of outbuildings – Approved 23/04/91

6. Representations

6.1. Workington Town Council

No comments received to date

6.2. Environment Agency

No objections, but an Environmental Permit will be required for works within 8 metres of a main river (River Wyre) and for excavations within 16 metres of a main river (River Wyre). Request that EA be consulted at reserved matters stage.

6.3. County Archaeologist

No objections subject to a planning condition for a watching brief and report. The site lies within an area of archaeological interest associated with Harrington Corn Mill which dated back to at least the early 19th century, and the remains of which survive above ground. Construction ground works will disturb archaeological assets of local significance, and therefore the development should be subject to a programme of archaeological recording.

6.4. Minerals and Waste Authority

The site lies within a Minerals Safeguarding Area for Sand and Gravel and Brick Clay for which additional resources will be required before 2030. However, extraction in this location would be unlikely to be environmentally acceptable and therefore no objections to the scheme

6.5. Environmental Protection

No objections in principle subject to planning conditions relating to contamination, construction and demolition, and noise mitigation measures in relation to adjoining commercial uses (kennels and cattery) prior to occupation. Indicate that the dwellings should be sited in the western half of the site to create a greater separation distance from the commercial operation from a noise perspective. An indicative layout plan has been submitted and further comments have been sought from Environmental Health. Members will be updated at the meeting.

6.6. United Utilities

Sets out the expectation that the site will be drained in accordance with the drainage hierarchy as set out in National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), with foul water draining to the public sewer and surface water draining in the most sustainable way. Request that their advice letter is provided to the applicant.

6.7. Public Rights of Way Officer

A public right of way, public footpath 262033, runs through the development site. The granting of planning permission does not give the applicant the right to block or obstruct the right of way, and it must be kept open and unaltered for public use until an order made to divert or to temporarily close it has been confirmed. Consideration should be given to clear surfacing of the line of the footpath which may otherwise look to be private. The Countryside Team may provide some additional signage

6.8. Other representations

The proposal has been publicised by neighbour letter, site notice and in the local press. One letter of objection has been received from the occupier of a property adjoining the site raising the following issues:

- The boundary lines in red includes my driveway which is owned by myself at Millyard.
- The plans say the site is not within 20metres of a water course. This is untrue as the River Wyre is within 20m of the land.

7. Environmental Impact Assessment

- 7.1. With regards to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development does not fall within Schedule 1 nor 2 and, as such, is not EIA development.

8. Duties

- 8.1. The proposal does not affect the setting of any listed buildings or conservation areas.
- 8.2. The Conservation of Habitats and Species Regulations 2017 state that competent authorities are required to make an appropriate assessment of any plan or project they intend to permit or carry out if the plan or project is likely to have a significant effect upon a European site. The proposal is not considered likely to have any significant effect upon a European designated site, noting the potential connectivity of the site with the Solway Firth Special Protection Area (SPA).
- 8.3 The Conservation of Habitats and Species Regulations 2017 requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions, particularly when determining a planning application for a development which may have an impact on European Protected Species ("EPS"), such as bats, great crested newts or otters. The proposal is not considered likely to impact any protected species.

9. Development Plan Policies

9.1. Allerdale Local Plan (Part 1)

Policy S1 Presumption in favour of sustainable development

Policy S2	Sustainable development principles
Policy S3	Spatial Strategy and Growth
Policy S4	Design principles
Policy S5	Development Principles
Policy S22	Transport principles
Policy S29	Flood Risk and Surface Water Drainage
Policy S30	Reuse of Land
Policy S32	Safeguarding amenity
Policy DM14	Standards of Good Design

<https://www.allerdale.gov.uk/en/planning-building-control/planning-policy/local-plan-part-1/>

9.2. **Allerdale Local Plan (Part 2)**

Policy SA2	Settlement limits
Policy SA33	Broadband

<https://www.allerdale.gov.uk/en/siteallocations/>

10. **Other material considerations**

National Planning Policy Framework (NPPF) (2021)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Allerdale Borough Council Plan 2020-2030

<https://www.allerdale.gov.uk/en/about-council/council-strategy-2020-2030/>

Policy weighting

- 10.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan (Part 1) 2014 and the Allerdale Borough Local Plan (Part 2) 2020 policies have primacy.

11. **Assessment:**

Principle of Development

- 11.1. Policy S3 of the Allerdale Local Plan Part 1 (ALPP1) sets out the spatial strategy for the district, outlining the Council's approach to the scale, location and distribution of development. Workington, which includes

Harrington, Stainburn and Seaton, is identified as the Principal Service Centre in Allerdale, in which 35% of the district's housing growth is directed.

- 11.2. Policy S5 states that new development will be concentrated within the physical limits of the Principal Service Centre. Policy SA2 of the Allerdale Local Plan Part 2 (ALPP2) establishes the settlement boundaries which mark the physical extent of settlements for planning purposes. There is a presumption in favour of sustainable development within the settlement boundaries. Proposals outside the settlement boundaries will be supported where it can be demonstrated that it complies with Policy S3 and other policies in the local plan.
- 11.3. The application site lies outside but immediately adjacent to the settlement boundary for Harrington as defined on the policies maps in the ALPP2. It occupies a highly sustainable location close to a range of services and transport links that can be accessed on foot. Development would also involve the effective reuse of an unused brownfield site, consistent with Policies S5 and S30 of the ALPP1.
- 11.4. It is a material consideration that planning permission has been granted for a similar development during the current plan period, and that this permission was extant at the time that the ALPP2 was adopted. The site was not purposefully excluded from the settlement boundary which was updated as part of work on the ALPP2.
- 11.5. Given the location of this small sustainable brownfield site well related to the Principal Service Centre and taking into account the previous planning approval for residential development during the current plan period, the principle of the development is considered to be acceptable and consistent with the provisions of the plan as a whole, whilst technically representing a departure from the local plan as the site lies outwith the settlement boundary.

Sustainability, Access and Parking

- 11.6. Policies S2 and S22 of the ALPP1 seek to ensure that housing development can be accessed safely and that proposals do not compromise the safety of any transport route. Policies S22 and S5 require that the proposed development includes acceptable arrangements for car parking and access. These policies accord with Paragraph 110 of the NPPF which seek to ensure sustainable transport modes are maximised and development is safe and accessible.
- 11.7. Paragraph 111 of the NPPF states that “development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, of the residual cumulative impacts on the road network would be severe”.
- 11.8. Vehicular and pedestrian access to the site is from Lime Road through the gravelled curtilage of the property ‘Mill Yard’. A public right of way runs

through the same access, running along the northern boundary of the site before heading north along the River Wyre. A range of service including local shops, a primary school, church and railway station and bus stops are all within walking distance of the site.

- 11.9. The highway authority has previously accepted the access as being suitable for two dwellings subject to conditions relating to sufficient parking and turning within the site, measures to prevent surface water draining on to the public highway, and the access being finished with a bound material.
- 11.10. There is sufficient space within the site to accommodate the required parking and turning arrangements, and drainage measures will need to be put in place to ensure that the development of the land does not result in water draining on to adjoining land within the curtilage of 'Mill Yard' and towards Lime Road. These matters can be conditioned accordingly. However, it would not be reasonable for the Local Planning Authority to impose a condition requiring the access to be finished with a bound material when the access is not in the control of the applicant, and it is unlikely to be secured. It is considered that this requirement is not critical to the acceptability of the scheme.
- 11.11. To summarise, the proposal is accessible by modes other than the car, would not have an unacceptable impact on highway safety, nor would there be any residual cumulative impacts on the road network. The scheme is consistent with Policy S22 of the ALPP1 and advice contained within the NPPF.

Flooding and Drainage

- 11.12. Policy S29 of the ALPP1 directs development away from areas at risk from flooding and seeks to ensure flood risk is not increased elsewhere, requiring full consideration of the surface water drainage hierarchy.
- 11.13. The application site lies within Flood Zone 1, which is land at the lowest probability of flooding. A surface water statement submitted with the application states that initial tests undertaken on the site indicate that it would be suitable for soakaway drainage.
- 11.14. Standing advice from the LLFA recommends that the applicant should be encouraged to apply sustainable drainage measures to serve the development and United Utilities sets out the expectation that the site will be drained in accordance with the drainage hierarchy set out in National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), with foul water draining to the public sewer and surface water draining in the most sustainable way. These details are to be secured by planning condition.

Amenity and Noise

- 11.15. A number of policies of the ALPP1 and principally Policy S32 seek to safeguard the amenity of both existing and proposed residents to an acceptable standard. The policy states that the development of new housing will normally be resisted in locations where there is potential to incur statutory nuisance or poor standards of residential amenity by virtue of impacts such as air pollution, noise, smell, dust, vibration, light or other pollution. The policy also sets out that proposals that unduly prejudice the satisfactory operation of adjoining land will not be supported, consistent with paragraph 187 of the NPPF which states that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Whilst the site is located in a predominantly residential area with housing along the Lime Road frontage, it extends closer to elements of the existing commercial cattery and kennels business to the immediate north/northeast. The proposal is therefore required to be assessed against Policy S32 in respect of noise
- 11.16. Environmental health has indicated that careful design will be required to mitigate against any adverse impacts from the cattery/kennels, including the incorporation of sound attenuation measures and locating the dwelling in the western part of the site.
- 11.17. The proposed dwelling must also achieve a satisfactory relationship with the properties to the west of the site fronting Lime Road, in order to restrict overlooking and to ensure that the new development would not exert an overbearing impact on these properties.
- 11.18. An indicative layout has been supplied to demonstrate how these issues could be addressed. The original scheme was for two dwellings and this has now been amended to a single dwelling. The indicative layout is based on a single-story dwelling with an element of roofspace accommodation.
- 11.19. These matters will need more detailed appraisal at the reserved matters stage when scale, design and appearance are considered, but the indicative layout is intended to demonstrate that a dwelling can be located in the western part of the site to the satisfaction of Environmental Health, without causing significant harm to the amenities of the occupiers of the adjoining properties.
- 11.20. Planning considerations concerning any possible loss of light, privacy and amenity to neighbouring residential dwellings will be fully evaluated as part of the reserved matters submission. The onus will remain on the applicant to provide a dwelling which is sympathetic to the site and surroundings and provides a high standard of housing for future occupiers, whilst safeguarding the amenity for existing properties which border the site. Given the rising land levels on the site it will be necessary to examine finished floor levels as part of the reserved matters submission.
- 11.21. Subject to the approval of Environmental Health it is considered that the site is able to satisfactorily accommodate a single dwelling without adversely

affecting the residential amenity of neighbouring properties or prejudicing the operation of the adjoining kennels/cattery business, consistent with Policy S32 of the ALPP1.

- 11.22. The impact on the amenity of the occupier of Mill Yard by virtue of the site being accessed through their curtilage has been previously assessed as being acceptable by the local planning authority, taking into account travel movements associated with the former use of the site.

Heritage / Archaeology

- 4.1. Policy S27 of the ALPP1 seeks to protect heritage assets to a level appropriate to their significance. The County Archaeologist has identified the site as being of archaeological interest associated with Harrington Corn Mill, which dates back to the early 19th century at the very least. Some remains of the Corn Mill survive on the site and above ground level. Construction ground works will disturb these archaeological assets of local significance, and it will therefore be necessary to undertake a programme of archaeological recording during the course of the development. This recording or 'watching brief' would be commissioned and undertaken at the expense of the developer.
- 4.2. There are no other heritage assets within the locality of such proximity that they would be impacted by the proposal. Subject to a condition securing the programme of archaeological recording the scheme is acceptable in relation to Policy S27 of the ALPP1.

Land Conditions/Contamination

- 4.3. The Environmental Health Department recommend conditions be attached to any planning approval to assess the potential for any land contamination.

Public Right of Way

- 4.4. There is sufficient space within the site to accommodate the proposed dwelling without impacting on public footpath 262033. The route would need to be demarcated as part of the reserved matters submission.

4.5. Local Financial Considerations

Having regard to S70 (2) of the Town and Country Planning Act the proposal has possible financial implications in terms of the New Homes Bonus and Council Tax Revenue.

5. Conclusions

Notwithstanding that the site is located outside the settlement boundary, the proposal is considered to accord with the Allerdale Local Plan Parts 1 and 2 when taken as a whole. The development is in a sustainable location, involving the reuse of a brownfield site. Matters relating to physical issues such as drainage, archaeology, and contamination can all be addressed by condition,

The detailed design, layout and landscaping, and the amenities of adjoining properties will be dealt with as part of the reserved matters submission. Subject to the satisfaction of Environmental Health in terms of the overall siting of the dwelling and measures to mitigate against the potential of noise disturbance to occupiers of the new dwelling and to ensure that the operation of the kennels and cattery is not prejudiced, the application is recommended for approval. Additional conditions to be reported to Development panel once received from Environmental Protection to address matters relating to Acoustic fence specification, location of dwelling within site and sound attenuation measures in line with BS8233:2014 with windows shut and other means of ventilation provided.

6. RECOMMENDATION

7. GRANT subject to planning conditions.

8. Conditions

Annex 1

CONDITIONS

Annex 1

Conditions

- 1. Before any development commences details of the layout, scale and appearance, access and landscaping (hereinafter called 'reserved matters') shall be submitted to and approved by the Local Planning Authority.**

Reason: The application has been submitted as an outline application, in accordance with the provisions of the details of the Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended.

- 2. The development hereby permitted shall be carried out in accordance with the following plans:**

01003 01 Location plan

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

- 3. The submission of all reserved matters applications shall be made no later than the expiration of 3 years beginning with the date of this permission and the development shall begin no later than whichever is the later of the following dates:**
 - (a) The expiration of 3 years from the date of the grant of this permission, or**
 - (b) The expiration of 2 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.**

Reason: In order to comply with Sections 91 and 92 of the Town and Country Planning Act 1990.

- 4. Any application for reserved matters of layout shall include plans showing the following:**
 - (a) Cross sections through the site;**
 - (b) Details of existing and proposed ground levels;**
 - (c) Proposed finished floor levels of buildings;**
 - (d) Levels of any paths, drives, garages and parking areas;****and the development shall be carried out in accordance with the details so approved.**

Reason: To ensure that the works are carried out to a suitable level in relation to the adjoining properties and highways and in the interests of visual amenity.

5. **Details of the provisions of a vehicle turning space within the site which enables vehicles to access and egress from the site onto the highway in forward gear shall be submitted within any reserved matters application to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the turning space fully implemented. The turning space shall thereafter be retained at all times and shall not be used for any other purpose.**

Reason: To ensure that the provision is made for off street vehicle turning space to enable access and egress from the site in forward gear in the interests of highway safety both during the construction works and following the completion of the development.

6. **Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public surface water sewer should be restricted to existing greenfield runoff for any storm event. The development shall be completed, maintained and managed in accordance with the approved details.**

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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

Reason: In the interest of highway safety

8. **No development approved by this permission shall commence until a desktop study has been submitted to and approved by the Local Planning Authority. Should the preliminary risk assessment identify any potential contamination which may affect human health, controlled waters or the wider environment, all necessary site investigation works within the site boundary must be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. The scope of works for the site investigations should be agreed with the Local Planning Authority prior to their commencement.**

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

9. **Should land affected by contamination be identified under the desktop study condition 8 following site investigations which poses unacceptable risks to human health, controlled waters or the wider environment, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan.**

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

10. **Should a remediation scheme be required under condition 9, the approved strategy shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.**

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

11. **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 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 minimise any risk arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

12. **Before any development takes place a plan shall be submitted for the prior approval of the Local Planning Authority for adequate land to be reserved for the parking of vehicles engaged in construction operations associated with the development hereby approved and that the land, including vehicular access, and any off site, parking, turning or compound facilities thereto shall be used for and kept available for those purposes at all times until the completion of the construction works.**

Reason: The carrying out of the development without the provision of these facilities during construction works would likely lead to inconvenience and danger to road users.

- 13. No development shall take place until a Construction and Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the following:**
- (a) Traffic Management Plan to include all traffic associated with the development, including site and staff traffic, off site parking, turning and compound areas;**
 - (b) Procedure to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from vehicles, deliveries. All measurements should make reference to BS7445.**
 - (c) Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, and light pollution.**
 - (d) A written procedure for dealing with complaints regarding the construction or demolition;**
 - (e) Measures to control the emissions of dust and dirt during construction and demolition (including any wheel washing facilities);**
 - (f) Programme of work for Demolition and Construction phase;**
 - (g) Hours of working and deliveries;**
 - (h) Details of lighting to be used on site.**
 - (i) Highway signage / Haulage routes**

The approved statement shall be adhered to throughout the duration of the development.

Reason: In the interests of safeguarding the amenity of the occupiers of neighbouring properties during the construction works of the development hereby approved, in compliance with the National Planning Policy Framework and Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014 and in the interests of highway safety.

- 14. An archaeological watching brief shall be undertaken by a qualified archaeologist during the course of the ground works of the approved development. The archaeological watching brief shall be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in advance of the commencement of works on the approved development. Within two months of the completion of the permitted development three copies of the report shall be furnished to the Local Planning Authority**

Reason: To afford reasonable opportunity (prior to the excavation/disturbance of the site and any loss/damage to any potential important remains) for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains.

