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Our Ref: 15C100104
Your Ref: 4/22/2161/0F1

16 September 2022

Development Management
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Dear Sir/Madam,

**APPLICATION TO DISCHARGE CONDITIONS 3, 4 & 10 OF PERMISSION 4/22/2161/0F1
RELOCATION OF BOC YARD, LAND AT LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR**

We write to you on behalf of our client Copeland Borough Council in submitting the attached application to discharge conditions 3, 4 & 10 of application reference 4/22/2161/0F1.

Permission was granted on 3 August for the use of land as storage and distribution centre (class B8) for gas bottles, together with the siting of two single storey prefabricated cabins for administrative use on land at Leconfield Industrial Estate. This development is already present but is being relocated within the industrial estate as part of the wider Cleator Moor Innovation Quarter development.

Conditions 3 and 4 are pre-commencement conditions, while condition 10 is a pre-occupation condition. Condition 5 is the only other pre-commencement condition and a separate application to vary this condition is being prepared. Applications to discharge the remaining conditions will be submitted separately in due course as and when this information is available.

Application Documentation

In addition to this covering letter and application form, please find enclosed the following documentation to aid in your consideration of this enquiry.

Condition 3: Highways Construction

- CMIQ-BGP-04-XX-DR-C-52-04101_P03 - Impermeable Areas Plan
- CMIQ-BGP-04-XX-DR-C-52-04102_P03 - Flood Exceedance Flow Path
- CMIQ-BGP-04-XX-DR-C-52-04130_P04 - Drainage Plan
- CMIQ-BGP-04-XX-DR-C-52-04135_P02 - BOC - Drainage Details
- CMIQ-BGP-04-XX-DR-C-52-04136_P02 - BOC - Flow Control Manhole

- CMIQ-BGP-04-XX-DR-C-52-04137_P02 - Petrol Interceptor Details
- CMIQ-BGP-04-XX-DR-C-52-04150_P02 - Section through Nor Beck Culvert
- CMIQ-BGP-04-XX-DR-C-90.4-04110_P04 - Externals Plan
- CMIQ-BGP-04-XX-DR-C-90.4-04111_P02 - White Lining Plan
- CMIQ-BGP-04-XX-DR-C-90.4-04112_P02 - Highway Longsections
- CMIQ-BGP-04-XX-DR-C-90.4-04115_P02 - BOC - External Works Details
- CMIQ-BGP-04-XX-DR-C-90.4-04116_P02 - BOC - External Works Details Sheet 2 of 2
- CMIQ-BGP-04-XX-DR-C-90.4-04120_P02 - Externals Bottle Store Slab

Condition 4: Construction Traffic Management Plan

- Warden Construction Limited – Cleator Moor Development, BOC Yard Relocation: Construction Traffic Management Plan (August 2022)
- CMIQ-NOR-BOC-00-DR-A-90002_SITE - PROPOSED PLAN P08 - General Arrangement Plan

Condition 10: Sustainable Drainage

- CMIQ-BGP-04-XX-RP-C-SMP004 - 21T2034 – Cleator Moor Innovation Quarter - BOC Yard: SuDs Management Plan

Summary and Next Steps

We trust this information is sufficient to address these conditions, however, should there be any issues or questions please do not hesitate to get in touch. We understand the payment of the £116 application fee will be made via internal transfer by Copeland Borough Council.

We look forward to receiving confirmation of receipt from the Council. In the meantime, if anything else is required to aid in your consideration of this application then please get in touch using the contact details below.

Yours sincerely

Chris Johnson MRTPI
Senior Planner

For and on behalf of Avison Young Planning and Regeneration Limited