



Our Ref: 06C200846
Your Ref: PP-12545309

23 October 2023

Cumberland Council (Copeland Area)
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Sir/Madam

ERECTION OF DISCOUNT FOOD STORE (USE CLASS E) WITH ASSOCIATED ACCESS, PARKING, HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS AT PRESTON STREET, WHITEHAVEN CA28 9DL

Overview

On behalf of our client Aldi Stores Ltd., Avison Young are submitting this application for full planning permission for the "erection of discount food store (Use Class E) with associated access, parking, hard and soft landscaping and associated works on land to the east of Preston Street, Whitehaven.

The site comprises an existing surface car park and vacant overgrown land to the south, to the rear of a row of houses to the east of Preston Street.

The proposals have been the subject of pre-application discussions with Cumberland Council (formerly Copeland Borough Council) as the local planning authority. These discussions have informed the applicants' approach to the planning application, including the design of the scheme and the submission materials that have been prepared to accompany it.

Overall, the application proposals represent the output of a collaborative process undertaken in-line with best practice guidance through collaborative pre-application discussions undertaken across the past year.

This application is accompanied by a suite of supporting information which assesses the site constraints and impact of the development. Please refer to the supporting information for further details on specific aspects of the development proposals. The Design and Access statement provides details on the building design and Planning Statement assess the proposals against the planning framework.

Application Documentation

This covering letter should be read alongside the following plans and supporting information:

Supporting Reports

- Design and Access Statement (Projekt Architects)
- Planning Statement (Avison Young)

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Orchard Street
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- Statement of Community Involvement (Avison Young)
- Preliminary Ecological Appraisal & Biodiversity Net Gain Report (Total Ecology)
- Transport Assessment (Andrew Moseley Associates)
- Interim Travel Plan (Andrew Moseley Associates)
- Noise Impact Assessment (NJD Environmental)
- Air Quality Impact Assessment (NJD Environmental)
- Arboricultural Impact Assessment (All About Trees)
- Tree Protection Plan (All About Trees)
- Phase 1 Geo-Environmental Assessment (3E Consulting Engineers)
- Preliminary Risk Assessment and Ground Investigation Report (DTS Raeburn)
- Geo-environmental Appraisal & Coal Mining Risk Assessment (3E Consulting Engineers)
- Flood Risk Assessment and Drainage Strategy (Hydrock)

Application Drawings

- 0470-PA-XX-00-DR-A-PM_40_50-21-0001-S4-P01 - Location Plan (Projekt Architects)
- 0470-PA-XX-00-DR-A-PM_40-50-21-0002-S4-P01 - Proposed Site Plan (Projekt Architects)
- 0470-PA-XX-00-DR-A-PM_40-50-21-0003-S4-P01 - Proposed Floor Plan (Projekt Architects)
- 0470-PA-XX-00-DR-A-PM_40-50-21-0003-S4-P01 - Proposed Roof Plan (Projekt Architects)
- 0470-PA-XX-00-DR-A-PM_40-50-21-0005-S4-P01 - Proposed Elevations (Projekt Architects)
- 0470-PA-XX-00-DR-A-PM_40-50-21-0006-S4-P01 - Proposed Site Plan - Constraints (Projekt Architects)
- 0470-PA-XX-00-DR-A-PM_40-50-21-0007-S4-P01 - Proposed Site Section (Projekt Architects)
- NSH 012 P101 – Proposed Landscaping Plan (Nicola Hills Studio)

Fee Payment

We calculate that the planning application fee would be £13,398 for full planning permission, exclusive of service charge of £64 (including VAT). The associated application fee of has been made to the Planning Portal by the applicant via Bank Transfer.

Next Stages and Contact

We look forward to discussing the details of the proposals for the site the Council. In the meantime, should you have queries or wish to discuss any aspect of the application please contact me using the details provided below.



Yours sincerely

A rectangular area that has been redacted, likely containing a signature or a name.

Chris Johnson MRTPI
Senior Planner

For and on behalf of Avison Young