



Central Square  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

T: +44 (0)191 269 0065  
M: +44 (0)7802 985407

[avisonyoung.co.uk](http://avisonyoung.co.uk)



Our Ref: 15C100104  
Your Ref: PP-13434307

24 September 2024

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

Dear Sir / Madam,

**FULL APPLICATION FOR THE INSTALLATION OF DRAINAGE INFRASTRUCTURE IN RELATION TO ADJACENT NEW BUILD OFFICE, RESEARCH AND DEVELOPMENT SCHEME, INCLUDING FULL RESTORATION OF SITE, TO THE REAR OF UNITS 20A & 20B LECONFIELD INDUSTRIAL ESTATE.**

**Overview**

Planning permission was granted on 22 September 2023 for application 4/22/2184/001:

*"Outline application for the erection of a new building up to 4000 square metres in floorspace, for various uses with associated access, car parking, landscaping and engineering works with full details of scale and access."*

As the design for this development has progressed, it has become apparent that some of the drainage works required would be outside of the red line boundary of the planning permission. After some discussion with the LPA, it was requested that a separate planning application was submitted to capture works outside of the red line.

This application seeks approval for the drainage works outside of the red line for the approved CMIQ Hub Building. As this application exceeds 25sqm it is subject the Environment Act requirement for 10% mandatory biodiversity net gain. However, it has been advised by our ecologist that certain habitats are exempt from BNG regulations provided that are fully restored to the previous condition within 2 years. These habitats include modified grassland and other neutral grassland in poor condition. Included with this application is the habitat survey of the site identifying that this land falls within these categories and can therefore be considered exempt from BNG requirements provided that the site is restored within 2 years of development commencing.

**Forms and Documents**

To assist in your formal consideration of this application, the following documentation has been submitted to the Council electronically via the Planning Portal:

- Application Form & Fee
- Covering Letter



- Site Location Plan prepared by Norr (CMIQ-NOR-NOR-ZZ-DR-90006)
- Proposed Site Plan prepared by BGP (CMIQ-BGP-05-XX-DR-C-52-05145\_P01)
- Ecological Appraisal Report (Prepared by Tetra Tech)

**Next Stages and Contact**

We look forward to discussing the details of this application further with the Council, following our payment of the associated application fee via BACS transfer and submission of the application via the Planning Portal.

Yours Sincerely

**Chris Johnson MRTPI**  
**Associate Planner**