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Our Ref: 15C100104  
Your Ref: PP-12403152

11 November 2024

Mr Nick Hayhurst  
Head of Planning and Place  
Cumberland Council (Copeland Area)  
The Market Hall  
Market Place  
Whitehaven  
CA28 7JG

Dear Sir / Madam,

**RESERVED MATTERS APPLICATION SEEKING APPROVAL OF DETAILS RELATING TO OUTLINE PLANNING PERMISSION 4/24/2300/0B1: 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.**

### Overview

On behalf of our Client Cumberland Council, Avison Young have submitted a reserved matters planning application through the planning portal under reference PP-12403152 for the abovementioned development. To assist in your formal consideration of this application, the following documentation has been submitted to the Council electronically via the Planning Portal:

### Forms and Documents

#### Reports and Assessments

- Application Forms (Avison Young)
- Design and Access Statement (NORR)

#### Drawings and Plans

##### *Architecture*

- Location Plan (CMIQ-NOR-HUB-ZZ-DR-A-90000 P8)
- Site Plan – existing (CMIQ-NOR-HUB-ZZ-DR-A-90001 P8)
- Site Plan – proposed (CMIQ-NOR-HUB-ZZ-DR-A-90002 P11)
- Site Plan – proposed 1-200 (CMIQ-NOR-HUB-ZZ-DR-A-90003 P7)
- Site – Block Plan (CMIQ-NOR-HUB-ZZ-DR-A-90004 P4)
- GA Plan – Level 00 (CMIQ-NOR-HUB-00-DR-A-00001 P18)
- GA Plan – Level 01 (CMIQ-NOR-HUB-01-DR-A-00001 P13)

- GA Plan – Roof (CMIQ-NOR-HUB-RF-DR-A-27001 P16)
- GA Elevations (CMIQ-NOR-HUB-ZZ-DR-A-00101 P13)
- GA Sections (CMIQ-NOR-HUB-ZZ-DR-A-00201 P8)

#### *Landscape*

- Landscape Site Plan (CMIQ-ONE-ZZ-XX-DR-L-0001 P17)
- Hardworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0002 P09)
- Softworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0003 P09)
- Tree Retention and Protection Plan (CMIQ-ONE-ZZ-XX-DR-L-0005- P05)
- Detailed Planting Plan 1 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0201 P06)
- Detailed Planting Plan 2 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0202 P06)
- Detailed Planting Plan 3 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0203 P06)
- Outline External Levels (CMIQ-ONE-ZZ-XX-DR-L-0401 P04)
- Mound Section Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0402 P03)
- Mound Section Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0403 P01)
- Typical Soft Landscape Sections Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0601 P04)
- Typical Soft Landscape Sections Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0602 P03)
- Refuse Store Details (CMIQ-ONE-ZZ-XX-DR-L-0603 P02)
- Main Entrance Street Furniture Details (CMIQ-ONE-ZZ-XX-DR-L-0604 P03)
- Cycle Store Details (CMIQ-ONE-ZZ-XX-DR-L-0606 P02)

#### *Drainage*

- Hub – Drainage Details (CMIQ-BGP-05-XX-DR-C-52-05135 P05)
- Hub – Flow Control Manhole (S7) (CMIQ-BGP-05-XX-DR-C-52-05136 P03)
- Hub – Impermeable Areas Plan (CMIQ-BGP-05-XX-DR-C-52-05101 P08)
- Hub – Drainage Enabling Works (CMIQ-BGP-05-XX-DR-C-52-05137 P03)
- Hub – Typ. Attenuation Tank Details (CMIQ-BGP-05-XX-DR-C-52-05138 P03)
- Hub – FW Pumping Station (CMIQ-BGP-05-XX-DR-C-52-05139 P01)
- Hub – Drainage Plan (CMIQ-BGP-05-XX-DR-C-52-05140 P03)
- Hub – Manhole Schedule (CMIQ-BGP-05-XX-DR-C-52-05131 P08)

#### *Highways and Transportation*

- General Arrangement (CMIQ-TTE-HUB-ZZ-DR-H-0100 P03)
- Standard Details Sheet 1 (CMIQ-TTE-HUB-ZZ-DR-H-2600 P03)
- Standard Details Sheet 2 (CMIQ-TTE-HUB-ZZ-DR-H-2601 P03)
- Traffic Signs and Road Markings (CMIQ-TTE-HUB-ZZ-DR-H-1200 P03)
- Kerbs, Footways and Paved Areas (CMIQ-TTE-HUB-ZZ-DR-H-1100 P03)
- Pavements (CMIQ-TTE-HUB-ZZ-DR-H-0700 P03)
- Cross Section Turning Head (CMIQ-TTE-HUB-ZZ-DR-H-0071 P03)
- Cross Section Access Road (CMIQ-TTE-HUB-ZZ-DR-H-0070 P03)
- Car Park Cross Sections (CMIQ-TTE-HUB-ZZ-DR-H-0060 P02)
- Long Sections (CMIQ-TTE-HUB-ZZ-DR-H-0050 P03)
- Drainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0500 P03)
- Site Clearance (CMIQ-TTE-HUB-ZZ-DR-H-0200 P03)
- Swept Path Analysis Fire Truck (CMIQ-TTE-HUB-ZZ-SK-H-0017 P01)
- Swept Path Analysis 3.5t Around Hub Centre (CMIQ-TTE-HUB-ZZ-SK-H-0016 P01)
- Swept Path Analysis Refuse Vehicle (CMIQ-TTE-HUB-ZZ-SK-H-0015 P01)
- Swept Path Analysis 7.5t South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0014 P01)
- Swept Path Analysis South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0013 P01)
- Swept Path Analysis 3.5t Van 3 Delivery Zones (CMIQ-TTE-HUB-ZZ-SK-H-0011 P01)
- Isopachytes (CMIQ-TTE-HUB-ZZ-DR-H-0600 P02)
- Chainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0010 P03)
- Contours (CMIQ-TTE-HUB-ZZ-DR-H-0000 P02)

**Next Stages and Contact**

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

Yours Sincerely

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