

Our Ref: CM39
Your Ref: PP-12749222

31 January 2024



FAO: Christie Burns
Development Management
Cumberland Council (Copeland Area)
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Ms Burns

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A DISCOUNT FOOD STORE (USE CLASS E), ALTERATIONS TO VEHICULAR AND PEDESTRIAN ACCESS, PROVISION OF CAR AND CYCLE PARKING, SERVICING AREA, HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS ON LAND AT EAST ROAD AND WYNDHAM PLACE, EGREMONT (PLANNING PORTAL REFERENCE: PP-12749222)

On behalf of our client Aldi Stores Ltd., Avison Young are submitting this application for full planning permission for the “demolition of existing buildings and erection of a discount food store (use class E), alterations to vehicular and pedestrian access, provision of car and cycle parking, servicing area, hard and soft landscaping and associated works on land at East Road and Wyndham Place, Egremont.

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

- Planning and Retail Statement (Avison Young)
- Design and Access Statement (Projekt Architects)
- Statement of Community Involvement (Avison Young)
- Transport Assessment (Andrew Moseley Associates)
- Travel Plan (Andrew Moseley Associates)
- Air Quality Assessment (NJD Environmental)

- Preliminary Ecological Appraisal & Preliminary Roost Assessment (Total Ecology)
- Biodiversity Metrics (Total Ecology)
- Arboricultural Impact Assessment (All About Trees)
- Arboricultural Method Statement (All About Trees)
- Phase 1 Geo-Environmental Assessment (3E Consulting Engineers)
- Ground Investigation Report (Hydrock)
- Flood Risk Assessment and Drainage Strategy (Hydrock) (to follow separately)
- Noise Impact Assessment (Paul Horsley Acoustics)
- Demolition Method Statement (Projekt Construction)

Application Drawings

- 0541-PA-XX-00-DR-A-PM_40_50_21-0001 Rev P01 - Location Plan (Projekt Architects)
- 0541-PA-XX-00-DR-A-PM_40_50_21-0002 Rev P01 - Proposed Site Plan (Projekt Architects)
- 0541-PA-XX-00-DR-A-PM_40_50_21-0003 Rev P01 - Proposed Floor Plan (Projekt Architects)
- 0541-PA-XX-00-DR-A-PM_40_50_21-0004 Rev P01 - Proposed Roof Plan (Projekt Architects)
- 0541-PA-XX-00-DR-A-PM_40_50_21-0005 Rev P01 - Proposed Elevations (Projekt Architects)
- 0541-PA-XX-00-DR-A-PM_40_50_21-0006 Rev P01 - Site Sections (Projekt Architects)
- NSH 015 P101 – Landscape Plan (Nicola Hills Studio)

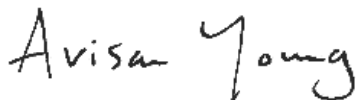
Fee Payment

We calculate that the planning application fee would be £16,224 for full planning permission, exclusive of service charge of £64 (including VAT). This is based on a proposed Gross External Floor Area of 1,933sqm. The associated application fee of has been made to the Planning Portal by the applicant via Bank Transfer.

Next Stages and Contact

We trust this allows the planning application to be registered at your earliest convenience. However, should you require any further information please do not hesitate to contact Chris Miller on 07932 251 180 / chris.miller@avisonyoung.com.

Yours faithfully,



Avison Young (UK) Limited
For and on behalf of Aldi Stores Limited.

Enc.