

Our Ref: 15C100104
Your Ref: 4/24/2300/OB1



11 March 2025

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

Dear Sir / Madam,

**APPLICATION FOR THE VARIATION OF CONDITION 11 OF PLANNING PERMISSION
4/24/2300/OB1**

Planning permission was granted on 30 October 2024 for application 4/24/2300/OB1:

"VARIATION OF CONDITION 3 TO AMEND PARAMETER PLAN AND CONDITION 23 TO ALLOW FOR OFFICE USE IN ADDITION TO THE APPROVED USES OF PLANNING APPROVAL 4/22/2184/001 OUTLINE APPLICATION FOR THE ERECTION OF A NEW BUILDING UP TO 4000 SQUARE METRES IN FLOORSPACE FOR VARIOUS USES, CAR PARKING, LANDSCAPING & ENGINEERING WORKS."

Condition 11 of this planning permission states that no development shall commence until full details of the proposed pedestrian access linkages identified in the approved Design and Access Statement by NORR (reference CMIQ-NOR-HUB-ZZ-RP-A-00001 revision 1 and dated 25- 03-2022) have been submitted and approved in writing by the Local Planning Authority.

The Design and Access Statement and the original outline planning application were prepared and submitted at a time when it was envisaged that the approved Hub Building and the wider regeneration project would be progressing in tandem. Due to issues obtaining planning permission for the wider project, this is now no longer the case. The Hub Building is progressing currently, while the other areas of the wider Cleator Moor Innovation Hub (CMIQ) still do not have planning permission and it is unclear whether these phases will be delivered at all.

The pedestrian links referred to in Condition 11 above relate to links between the Hub Building and other phases and areas of the CMIQ development. As this is currently not progressing, there are no longer any need for these pedestrian links. It is proposed that this condition is therefore removed from the planning permission.

If the removal of the condition is not considered suitable by the Local Planning Authority, it is proposed that the condition is varied to specify which links are expected to be delivered. Figure 1 illustrates the image which the condition relates to and clearly identifies 4 links to the site:

1. Vehicular access to the site from Leconfield Street through the estate road – will be retained and is the main access to the site;
2. Connection to the Coast-to-Coast (C2C) cycle route – will be retained and is being implemented prior to occupation of the site;

3. Potential pedestrian access to the north – no longer proposed due to adjacent scheme not progressing;
4. Potential pedestrian access to the east – no longer proposed due to adjacent scheme not progressing.



Figure 1: Extract from Approved Design and Access Statement identifying pedestrian linkages

If the Council wish to retain the condition in some form, pedestrian linkages listed no. 3 and 4 above should be removed as they are no longer being delivered as there is no adjacent developments these routes would link to. Neither of the remaining 2no. accesses identified above are primarily pedestrian linkages as they will likely serve more motorised vehicles and cycles. The condition should therefore not specifically reference pedestrians if it is retained.

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 internal journal transfer and submission of the application via the Planning Portal.

Yours Sincerely

Chris Johnson MRTPI
Associate Planner

For and on behalf of Avison Young (UK) Limited

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