

Our Ref: 15C100104  
Your Ref: PP-14075956



6 June 2025  
Cumberland Council (Copeland Area)  
The Market Hall  
Market Place  
Whitehaven  
CA28 7JG

Dear Sir / Madam,

**APPLICATION TO DISCHARGE 9 OF NEW S73 OUTLINE PLANNING PERMISSION REFERENCE 4/25/2091/0B1 FOR THE HUB BUILDING AT LECONFIELD INDUSTRIAL ESTATE**

**Overview**

Planning permission was granted on 23 May 2025 for application 4/25/2091/0B1:

*"Application for the variation of condition 11 of planning permission 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"*

The original outline permission 4/22/2184/001 has been varied; first by the Section 73 approval 4/24/2300/0B1 and subsequently 4/25/2091/0B1. A previous discharge application was submitted and approved before the variation which granted discharge of Conditions 4, 6 and 7 of the original decision notice. More recently, Conditions 4, 5, 17 & 18 were formally discharged on 24 February 2025 under the second planning permission reference. This application seeks to discharge Condition 9 which relates to the requirement for a Construction Environmental Management Plan (CEMP).

**Condition Wording**

**Condition 4 – Construction Environmental Management Plan**

*No development shall commence until a Construction Environmental Management (CEMP) Plan has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide for: loading and unloading of plant and materials, machinery and materials storage, the parking of vehicles of site operatives and visitors, biosecurity, and the control and management of noise, working hours, heavy vehicle routing and timing etc. plus measures to control the emission of dust and dirt, surface water runoff and waste to protect any surface water drains and the SAC from sediment, and pollutants such as fuel and cement. The approved CEMP shall be adhered to during the construction period.*

*There must be a 10m buffer strip to the river, and a bund across the track that leads down to the river to prevent any sediment and pollution in surface water run-off from reaching the SAC. All materials and*

*equipment must be stored outside the buffer strip, and there should be a designated concrete mixing / refuelling site outside the buffer strip, with spill kits on site and drip trays used for refuelling.*

### **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:

- 784-B071329 Leconfield 'The Hub' - Construction Environmental Management Plan, prepared by Morgan Sindall
- 10128.2 Cleator Moor Innovation Quarter Building HUB - Noise Impact Assessment, prepared by Apex Acoustics
- 102682-2 Leconfield industrial Estate - Air Quality Assessment, prepared by Miller Goodall

### **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.

Yours Sincerely

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