

Our Ref: 15C500223
Your Ref: PP-15024148



19 June 2026
Cumberland Council (Copeland Area)
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Sir / Madam,

**APPLICATION TO DISCHARGE CONDITIONS 3, 4, 8 & 9 OF PLANNING PERMISSION
4/25/2411/0F1 AT LECONFIELD INDUSTRIAL ESTATE**

Overview

Planning permission was granted on 18 June 2026 for application 4/25/2411/0F1:

"Full planning permission for the erection of 2no. buildings for B2 general industrial and ancillary office use, comprising 6,356sqm GEA floorspace, associated car parking, hard and soft landscaping, associated infrastructure and landscaping and biodiversity enhancements across the wider Leconfield estate."

Planning permission was granted subject to a number of conditions. A total of 4no. conditions are 'pre-commencement', and this application seeks formal discharge of the 4no. pre-commencement conditions, with a view to commencing development on-site as soon as possible. This application is submitted on behalf of our Client Cumberland Council and seeks discharge of conditions 3, 4, 8 & 9.

Condition Wording

Condition 3 - Submission and Approval of Details of Carriageways, Highways, Footpaths and Cycleways

The carriageway, footways, footpaths, cycleways, cycle parking (including cycle sheds) etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification and the other details requested have been approved. Any works so approved shall be constructed before the development is complete.

Condition 4 - Submission and Approval of Habitat Management and Monitoring Plan

Prior to the commencement of development/the development shall not commence until a Habitat Management and Monitoring Plan has been submitted to and approved in writing by the local planning authority. The Habitat Management and Monitoring Plan shall include the following:

- i. *A detailed scheme of habitat creation and habitat enhancement works that demonstrate the delivery of a minimum 10% net gain in biodiversity value post development over a minimum period of 30 years.*
- ii. *A Phasing Strategy for the delivery of the habitat creation and habitat enhancement works.*
- iii. *Planned management activities including details of site-wide aims and objectives.*
- iv. *Details of the persons and organisation(s) responsible for delivery of the habitat creation and habitat enhancement works.*
- v. *The habitat condition targets that form the basis of what the Habitat Management and Monitoring Plan is setting out to achieve.*
- vi. *Details of monitoring methods and a monitoring reporting schedule.*
- vii. *Details of adaptive management approaches.*

Condition 8 - Submission and Approval of Surface Water Drainage

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be submitted to and approved in writing by the Local Planning Authority. (Refer to the CDDG Appendix 7 for list of documents and evidence to be submitted) The surface water drainage scheme shall be in accordance with 'The Non-Statutory Technical Standards for Sustainable Drainage – (NSTS)' or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The drainage scheme shall also be in accordance with the principles set out in the Drainage Philosophy proposing surface water discharging indirectly to Nor Beck. The works shall be constructed, maintained and managed in accordance with the approved details.

Condition 9 - Submission and Approval of Construction Surface Water Management Plan

No development shall commence until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority.

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:

Condition 3 - Submission and Approval of Details of Carriageways, Highways, Footpaths and Cycleways

- LUF-BGP-09-XX-T-C-0001 Drainage Philosophy prepared by BGP
- LUF-BGP-09-XX-T-C-0002 Flood Risk Assessment prepared by BGP
- LUF-BGP-09-XX-T-C-0003 SuDS Management Plan prepared by BGP
- LUF-BGP-09-XX-D-C-09150 SuDS Maintenance Plan prepared by BGP

- LUF-BGP-09-XX-D-C-09155 Proposed Bund Plan prepared by BGP
- LUF-ONE-ZZ-XX-D-L-0001 Landscape Site Plan prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-0601 Hard Landscape Details prepared by ONE Environments
- LUF-TTE-ZZ-XX-D-H-0050 Section Locations prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0100 Plot 9 General Arrangement Sheet 1 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0101 Plot 12 General Arrangement Sheet 2 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0500 Drainage Plan Sheet 1 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0501 Drainage Plan Sheet 2 of 2 prepared by Tetra Tech
- LUF-BGP-09-XX-D-C-09101 Impermeable Areas Plan prepared by BGP
- LUF-BGP-09-XX-D-C-09102 Flood Exceedance Plan prepared by BGP
- LUF-BGP-09-XX-D-C-09130 Drainage Plan prepared by BGP
- LUF-BGP-09-XX-D-C-09131 Manhole Schedule prepared by BGP
- LUF-BGP-09-XX-D-C-09135 Drainage Details Sheet 1 prepared by BGP
- LUF-BGP-09-XX-D-C-09136 Drainage Details Sheet 2 prepared by BGP
- LUF-BGP-09-XX-D-C-09137 Attenuation Tank Details prepared by BGP
- LUF-BGP-09-XX-D-C-09140 Flow Control Manhole prepared by BGP
- LUF-BGP-09-XX-D-C-09142 Downstream Defender prepared by BGP
- LUF-BGP-09-XX-D-C-09143 Washout Chamber Detail prepared by BGP
- LUF-BGP-09-XX-D-C-09144 FW Pumping Station prepared by BGP
- LUF-ONE-ZZ-XX-D-L-0006 Hard Landscape GA prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-0603 Cycle Store Detail prepared by ONE Environments
- LUF-TTE-ZZ-XX-D-H-0010 Contours Sheet 1 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0011 Contours Sheet 2 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0051 Long Section Plot 9 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0052 Long Section Plot 12 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0060 New Road Cross Section 1 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0061 New Road Cross Section 2 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0062 Plot 9 Cross Section 1 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0063 Plot 9 Cross Section 2 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0064 Plot 12 Cross Sections prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0070 Isopachytes Sheet 1 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0071 Isopachytes Sheet 2 of 2 prepared by Tetra Tech

- LUF-TTE-ZZ-XX-D-H-0502 Drainage Channel Detail Sheet 1 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0503 Drainage Channel Detail Sheet 2 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0700 Plot 9 Pavements Plan Sheet 1 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-0701 Plot 12 Pavements Plan Sheet 2 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-1100 Plot 9 Kerbs, Footways and Paved Area prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-1101 Plot 12 Kerbs, Footways and Paved Area prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-1200 Plot 9 Traffic Signs and Road Markings 1 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-1201 Plot 12 Traffic Signs and Road Markings 2 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-2600 Standard Details Sheet 1 of 2 prepared by Tetra Tech
- LUF-TTE-ZZ-XX-D-H-2601 Standard Details Sheet 2 of 2 prepared by Tetra Tech

Condition 4 - Submission and Approval of Habitat Management and Monitoring Plan

- LUF-NOR-XX-XX-T-A-00010 BNG Romar Views prepared by Norr
- LUF-ONE-ZZ-XX-D-L-0001 Landscape Site Plan prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-0006 Hard Landscape GA prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-0007 Soft Landscape GA prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-0200 Planting Plan Sheet 1 of 3 prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-0201 Planting Plan Sheet 2 of 3 prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-0202 Planting Plan Sheet 3 of 3 prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-0401 Typical Sections prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-0601 Hard Landscape Details prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-0604 Soft Landscape Detail prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-1001 BNG Offsetting Area Soft Landscape GA prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-1201 BNG Offsetting Area Planting Plan prepared by ONE Environments
- LUF-ONE-ZZ-XX-D-L-1401 BNG Offsetting Area Mound Section prepared by ONE Environments
- LUF-TTE-XX-XX-T-Z-7855 Biodiversity Net Gain Assessment prepared by Tetra Tech
- LUF-TTE-XX-XX-T-Z-7864 Habitat Management and Monitoring Plan prepared by Tetra Tech
- LUF-TTE-XX-XX-T-Z-7865 Biodiversity Gain Plan prepared by Tetra Tech

Condition 8 - Submission and Approval of Surface Water Drainage Scheme

- LUF-BGP-09-XX-D-C-09101 Impermeable Areas Plan prepared by BGP
- LUF-BGP-09-XX-D-C-09102 Flood Exceedance Plan prepared by BGP
- LUF-BGP-09-XX-D-C-09130 Drainage Plan prepared by BGP
- LUF-BGP-09-XX-D-C-09131 Manhole Schedule prepared by BGP
- LUF-BGP-09-XX-D-C-09135 Drainage Details Sheet 1 prepared by BGP
- LUF-BGP-09-XX-D-C-09136 Drainage Details Sheet 2 prepared by BGP
- LUF-BGP-09-XX-D-C-09137 Attenuation Tank Details prepared by BGP
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- LUF-BGP-09-XX-D-C-09142 Downstream Defender prepared by BGP
- LUF-BGP-09-XX-D-C-09143 Washout Chamber Detail prepared by BGP
- LUF-BGP-09-XX-D-C-09144 FW Pumping Station prepared by BGP
- LUF-BGP-09-XX-D-C-09150 SuDS Maintenance Plan prepared by BGP
- LUF-BGP-09-XX-T-C-0001 Drainage Philosophy prepared by BGP
- LUF-BGP-09-XX-T-C-0002 Flood Risk Assessment prepared by BGP
- LUF-BGP-09-XX-T-C-0003 SuDS Management Plan prepared by BGP
- LUF-BGP-XX-XX-T-C-00001 LUF2 SW Model prepared by BGP

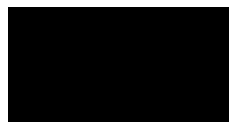
Condition 9 - Submission and Approval of Construction Surface Water Management Plan

- LUF-MS-C-XX-XX-T-RM-4007 Construction Surface Water Management Plan prepared by Cura Terrae

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

For and on behalf of Avison Young (UK) Limited