



Town and Country Planning Act 1990 (As amended).

4/20/2091/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

M&P Gadsden Consulting Engineering Ltd
20 Meetings Industrial Estate
Park Road
BARROW IN FURNESS
Cumbria LA14 4TL
FAO Mr Tihomir Velkov

**EXTENSION TO WORKSHOP AND INSTALLATION OF ZINC CLADDING
MILLWAY, DEVONSHIRE ROAD, MILLOM**

Mr Gavin Towers

The above application dated 05/03/2020 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Amended Design and Access Statement, by MP Gadsden Engineers Ltd, Rev A, Ref. 19195, dated 19 February 2020, received 25 March 2020.

Preliminary Ecological Assessment, Millway Warehouse Extension, by AECOM, dated November 2019, Project no. 60585249, received 3 March 2020.

Morecambe Bay and Duddon Estuary SPA and Morecambe Bay SAC – Assessment of Likely Significant Effect (Regulation 63) The Conservation of Habitats and Species Regulations 2017, as amended, ref. J202/RP01, dated October 2020, received 10

October 2020.

Amended Site Location Plan, drawing no. 19195_PL01_101 Rev A, scale 1:1250, received 25 March 2020.

Amended Existing Site Layout Plan, drawing no 19195_PL01_102 Rev C, scale 1:500 received 30 June 2020.

Amended Proposed Site Layout Plan, drawing no. 19195_PL01_103 Rev C, scale 1:500, received 30 June 2020.

Existing Drainage Plan, drawing no. 19343_PL01_01, scale 1:250, received 1 June 2020.

Existing Ground Floor Plans, drawing no. 19195_PL01_104 Rev A, scale 1:100, received 25 March 2020.

Proposed Ground Floor Plan, drawing no. 19195_PL01_109 Rev A, scale 1:100, received 25 March 2020.

Existing First Floor Plan, drawing no. 19195_PL01_105, scale 1:100, received 3 March 2020.

Proposed First Floor Plan, drawing no. 19195_PL01_110, scale 1:100, received 3 March 2020.

Existing East and West Elevations, drawing no. 19195_PL01_108, scale 1:100, received 3 March 2020.

Proposed East and West Elevations, drawing no. 19195_PL01_113, scale 1:100, received 3 March 2020.

Existing North and South Elevations, drawing no. 19195_PL01_107, scale 1:100, received 3 March 2020.

Proposed North and South Elevations, drawing no. 19195_PL01_112, scale 1:100, received 3 March 2020.

Existing Section 1:1, drawing no. 19195_PL01_106, scale 1:100, received 3 March 2020.

Proposed Section 1:1, drawing no. 19195_PL01_111, scale 1:100, received 3 March 2020.

Proposed 3D Views, drawing no. 19195_PL01_114, received 3 March 2020.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Before development commences details of all measures to prevent surface water discharging onto or off the highway shall be submitted to and approved by the Local Planning Authority in writing. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

4. No development shall commence until a detailed surface water drainage scheme in accordance with the Hierarchy of Drainage principles set out in National Planning Practice Guidance (NPPG) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use.

Reason

To ensure the provision of a satisfactory surface water drainage scheme.

5. All of the mitigation and enhancement measures/ recommendations identified in the Preliminary Ecology Assessment, reference project no. 60585249, dated November 2019, shall be implemented in full before the extension is brought into use.

Reason

To protect and enhance the ecological sensitive designations of the Duddon Estuary SSSI, SPA, Morecambe Bay and Duddon Estuary SPA and Morecambe Bay SAC.

6. Before development commences a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of mitigation measures to prevent impacts on the protected sites during construction as identified in the Assessment of Likely Significant Effects (ALSE) reference J202/RP01, dated October 2020, Section: Potential Impacts on Interest Features, All estuary SAC Habitats: Impacts on Water Quality of SAC – Turbidity/ Siltration & Toxicity, pages 9-12 incl. The CEMP shall be implemented as approved.

Reason

To protect against impacts on water quality of the SAC / ecological sensitive designations during the construction of the development.

7. Before development commences a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include a method statement to safely remove any Japanese Knotweed from the site, bio security measures to prevent the introduction (and spread) of disease from invasive species to the protected sites, and wheel washing of vehicles of vehicles and plant when entering and leaving the site. Landscaping proposals shall include locally sourced and disease free native species appropriate to the locality. Proposals shall **not** include the importation of topsoil to the site. The CEMP shall be implemented as approved.

Reason

To protect the designated sites from disease and invasive species during the construction of the development.

Informative - Drainage

With reference to condition 4, the National Planning Practice Guidance sets out The Hierarchy of Drainage to promote the use of Sustainable Drainage Systems, by aligning modern drainage systems with natural water processes. The aim of Hierarchy of Drainage is to drain surface water run-off as sustainable, as reasonably practicable.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

25/01/2021



PP Pat Graham
Chief Executive

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.