

Town and Country Planning Act 1990 (As amended).

4/20/2369/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Carter Jonas LLP
One Station Square
CAMBRIDGE CB1 2GA
FAO Mr James Stone

THE USE OF THE WESTERN PART OF THE SITE AS A STORAGE YARD IN ASSOCIATION WITH HIRE OF PLANT AND TOOL EQUIPMENT INCLUDING THE UNIT 2 AS A WORKSHOP, STORE AND ANCILLARY OFFICE WITH ASSOCIATED STAFF WELFARE FACILITIES AND REGULARISATION OF ALL ASSOCIATED ACTIVITIES AND STRUCTURES ON SITE (RETROSPECTIVE); THE USE OF THE EASTERN PART OF THE SITE AS A STORAGE YARD IN ASSOCIATION WITH HIRE OF EQUIPMENT AND REGULARISATION OF ALL ASSOCIATED ACTIVITIES AND STRUCTURES ASSOCIATED WITH THE OPERATION OF THE SITE INCLUDING FENCING, EXTERNAL LIGHTING, WASH BAY AND DISPOSAL POINT (RETROSPECTIVE); PROPOSED EXPANSION OF THE EXISTING EASTERN STORAGE YARD TO BE USED IN ASSOCIATION WITH STORAGE AND HIRE OF EQUIPMENT

UNIT 2, JOE MCBAIN AVENUE, MORESBY PARKS, WHITEHAVEN

GAP Group Ltd

The above application dated 15/09/2020 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:

Conditions:

1. 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: -
 - Site Location Plan Drawing Ref AL (0)001 Rec C Received with the valid application on the 15th September 2021
 - Site Plan As Existing Ref: AL (0)002 Rev D Received by email on the 25th June 2021 2021
 - Elevation of Perimeter Fence Ref: AL (9) 01 Rev E Received by email on the 25th June 2021 2021
 - Site Plan As Proposed Ref: AL (0) 003 Rev E Received by email on the 25th June

2021 2021

- The revised Drainage Plans 21017 (Proposed Drainage Strategy Maintenance and Management Schedule), 21017 – EW01A, 21017 – EW02, 21017 – Ex Flows A & 21017- PR Flows A Received from the Agent Via Email on the 3rd June 2021

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.

2. Within 3 months from the date of this decision, all external lighting used on site must meet and comply with the guidelines and obtrusive light limits detailed in the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light (GN01: 2011) for the lifetime of the development.

Reason

To minimise disturbance to neighbouring residents/properties in the interest of amenity.

3. Within 3 months from the date of this decision, an Acoustic Echo Barrier must be erected along the northern boundary of the site as shown on drawing ref: 'Site Plan As Proposed AL(0)003 Rev E.' The Acoustic Barrier will be erected in accordance with the H9 Acoustic Barrier Specifications received from the Agent by email on the 25th June 2021. Thereafter, the Acoustic Barrier must be retained in accordance with the approved details for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason

To minimise disturbance to neighbouring residents/properties in the interest of amenity.

4. Within 6 months from the date of this decision, the surface water drainage system including SuDS features shall be constructed in accordance with Plans 21017-EW01A and must be maintained and managed thereafter in accordance with the details set out on Document 21017 'Proposed Drainage Strategy Maintenance and Management Schedule' for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

5. Within 6 months from the date of this decision notice, the site must be set out in strict accordance with the approved plan: Site Plan As Proposed Ref: AL (0) 003 Rev E received by email on the 25th June 2021 and retained thereafter in accordance with these details for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason

In order to preserve the amenity of the local area.

6. No machinery and or plant equipment will be operated or left running on the site as defined by 'Site Plan: As Proposed Ref: AL (0) 003 Rev E' before 7.30am nor after 6pm on weekdays and before 7.30am nor after 1pm on Saturdays and at no other times unless first approved in writing by the Local Planning Authority.

Reason

To minimise disturbance to neighbouring residents/properties in the interest of amenity.

7. The site as defined by 'Site Plan: As Proposed Ref: AL (0) 003 Rev E', will not be open to the public / customers outside the following times:-
7.30am to 6pm on weekdays and 7.30am to 1pm on Saturdays and at no other times, unless first approved in writing by the Local Planning Authority.

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

Informative

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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

A handwritten signature in black ink, appearing to read 'N. S. Hayman' followed by a stylized flourish.

PP Pat Graham
Chief Executive

06th July 2021

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.