



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2121/OF1	
2.	Proposed Development:	PROPOSED EXTENSION TO THE SOUTH SIDE OF THE IVORY BUILDING TO PROVIDE FOR A NEW ENTRANCE/LOBBY AREA, OFFICE SPACE AND A NEW STAFF CAFETERIA; NEW EXTERNAL SPIRAL STAIRCASE TO EASTERN ELEVATION; NEW DRAINAGE WORKS; PROVISION OF AN ATTENUATION POND WITHIN EASTERN FIELD	
3.	Location:	C G P LTD, MAINSGATE ROAD, MILLOM	
4.	Parish:	Millom	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change, Gas Pipeline - Northern Gas Pipeline - 135m buffer	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	The application site relates to the existing CGP Ltd Factory situated on Mainsgate Road, located upon the Southern edge of the residential area of Millom. This site in Millom is CGP’s main distribution centre. The site comprises of the Ivory Building, which provides offices, and the red brick building, which is used mainly for storage.		
	Relevant Planning History		

4/16/2444/0F1 – 3 storey extension to south side of Ivory Building (new staff entrance, office space & maintenance access to roof) – Approved

4/16/2191/0F1 – Warehouse extension – Approved

4/18/2060/0F1 – Variation of Condition 2 of 4/16/2191/0F1 – Approved

4/20/2425/0F1 – Erection of three storey extension to south side of the ivory building for office space, new entrance and lobby area, and new staff cafeteria - Withdrawn

Proposal

This application seeks planning permission for an extension to the south of the existing Ivory Building. The proposed extension will be three stories in height and will be L-shaped. The proposed extension will extend from the south of the building by 11m at its greatest point, and 7.5m at its shortest, and will extend 33.5m along this elevation. The proposed extension will extend beyond the front elevation of the existing building by 2m. The main element of the building will benefit from three floors and will have an eaves height of 13m and an overall height of 16m. The rear of the extension will benefit from a single storey only and will have an eaves height of 5.1m and an overall height of 6.3m.

Internally, the proposed development will create a large entrance/lobby area and a cafeteria at ground floor level. The first floor of the extension will incorporate a contact centre and a seating area, which will lead to new office space within the existing building. The second floor of the extension will create two large office spaces. Externally the proposed development will be constructed from smooth render to ground floor, Kingspan panel grey/white RAL 9002 and copper beach cladding to the roof. The external cladding to the south elevation of the existing building is also to be amended to Midnight Blue Cladding to match the front of the building.

As part of this application it is also proposed to relocate the existing external staircase. The existing staircase is currently located to the south of the building, and it is now proposed to be relocated to the east/rear of the building. The proposed staircase will be designed by a Specialist Contractor, details of this will be submitted to the Local Planning Authority once finalised.

The application also seeks permission for new drainage works which will include the provision of an attenuation pond within a field to the east of the site, to the rear of the existing building.

Consultation Responses

Millom Town Council

No comments received.

Cumbria County Council – Cumbria Highways & LLFA

Cumbria Highways:

The previous application for this site 4/20/2425/0F1 was withdrawn by the applicant, as submitted this application does not propose any new highway changes over the previous application but does detail new proposed drainage including an on-site surface water attenuation pond.

As with the previous application a cycle shelter will be provided and while parking bays will not be formally marked out, disabled and motorcycle bays will be designated using signage, EV charging will be provided at a later date within the existing site. As part of the response to the previous application 4/20/2425/0F1 it was requested and conditions proposed to secure a Full Travel Plan for the site, this was considered necessary in light of the cumulative impact of multiple small developments within the site, however after further consideration and discussions within the F&DM team the need to secure a full travel plan is no longer a requirement given that this was not considered appropriate in previously approved applications and existing staff numbers will not increase as part of this current application. The applicant is advised to consider drawing up a travel plan that considers more sustainable modes of transport that will safe guard the site should further expansion be considered in the future.

LLFA

The applicant has proposed the construction of an attenuation pond within an ordinary watercourse at the eastern boundary of the site, this will provide attenuation and allow for a reduction in discharge rate for the site into the existing water course of Crook Pool, which is welcomed by the LLFA.

Due to existing ground levels there is a requirement to install a pump and rising main discharging to the attenuation pond, it is proposed to build the drainage system in accordance with Sewers for Adoption.

The surface water drainage within the site is to remain private and maintenance will be carried out by the applicant, a schedule of maintenance has been included within the submitted Drainage Strategy CN-20198 however no maintenance for the pump has been detailed and this will be required and secured through a suitably worded condition.

Exceedance routes have been detailed should the pump fail and this directs water away from the existing buildings towards the existing water course. All work to the existing water course will require an Ordinary Water Course Consent from the LLFA.

On this basis it is confirmed that the Highway Authority and Lead Local Flood Authority has no objections to the proposal, subject to the inclusion of conditions relating to footways, parking, construction traffic management plans, Sustainable Drainage Management Plan, the surface water drainage system including SuDS features, and surface water management.

Following submission of additional information Cumbria County Council stated that as the amended Drainage Strategy now includes a Sustainable Drainage Management Plan, the previously requested condition 4 can be removed

United Utilities

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. UU therefore request the inclusion of surface water and foul water drainage conditions on any decision for this application.

Environmental Agency

No comments received.

Copeland Borough Council – Flood & Coastal Defence Engineer

The Council's Flood and Coastal Defence Engineer initially stated that he had no concerns with the previous development. It was confirmed that although the site is located within in Flood Zone 2, finished floor levels will be above modelled flood levels and as the flood risk is tidal, no compensatory flood storage will be required. The surface water will be disposed of to a watercourse by means of an attenuation pond/basin, due to topography, this will require pumping, which is not ideal. The system is to remain private and a maintenance programme has been supplied, however the Officer requested additional details in relation to the maintenance of the pump.

Following the submission of additional information the Officer confirmed they have no objections to the proposal.

Copeland Borough Council – Scientific Officer

No comments received.

Natural England

No comments to make on this application.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to four properties. One letter of objection has been received raising the following concerns:

- The proposed development would result in loss of privacy and would create overlooking.
- The development is a three storey extension which takes away privacy from the objector property.
- The extension would overlook their property and result in invasion of privacy.

- I would urge you to consider the responsibilities of the council under the Human Rights Act in particular protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land.
- I believe that the proposed development would have a dominating impact on me and my right to the quiet enjoyment of my property. Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.
- The proposed three story extension is not in keeping with the current design and features of the existing building which is two stories.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

ST1 – Strategic Development Principles

ST2 – Spatial Development Strategy

ER6 – Location of Employment

ER9 – The Key Service Centres, Local Centres and other small centres

ER11 – Developing Enterprise and Skills

ENV1 – Flood Risk and Risk Management

ENV3 – Biodiversity and Geodiversity

ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

DM10 – Achieving Quality of Place

DM22 – Accessible Developments

DM24 – Development Proposal and Flood Risk

DM25 – Protecting Nature Conservation Sites, Habitats and Species

DM26 – Landscaping

Other Material Planning Considerations

National Planning Policy Framework (2019)

Wildlife and Countryside Act 1981.

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended on 30 November 2020. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

Assessment

Principle of Development

Policies ST1, ST2 and ER6 of the Copeland Local Plan concentrate development within the defined settlement boundaries in accordance with the settlement hierarchy. The site lies within Millom, which is identified as one of the Borough's Key Service Centres, where opportunities for expansion of existing employment sites will be encouraged. As such the principle of development is considered to be acceptable.

Growth of Existing Business

Policy ST1, ST2, and ER6 of the Copeland Local Plan seek to facilitate growth of the Borough's local economy. Policy ER7 seeks to promote the diversification of the Borough's economy by expanding new and expanding employment sectors, and by supporting the development of commercial units, which meet the needs of business, encourage start up and promote further expansion in order to retain enterprise, jobs and skills within the Borough. The NPPF also states that planning decisions should help create the conditions in which businesses can invest, expand and adapt.

CGP is a well-established company and a significant employer within the South of Cumbria, particularly Millom. The main distribution centre is located at this site within Millom. Due to continuous growth of the business there is a further need for storage, warehousing, distribution and office space. The existing Ivory building is reaching capacity due to the growth of sales and titles. The north side of the Ivory building has been extended, increasing picking and distribution facility, however there is a need for additional office space. The proposed extension is therefore required to support this business growth and increase the space required for additional office space.

On this basis it is considered that the proposal complies with the policies ST1, ST2, ER6 and ER7 of the Copeland Local Plan and NPPF.

Impact of Development

Policy ST1, DM10 and section 12 of the NPPF seeks protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site.

Although the proposed extension to this facility is large in scale, an application was approved in 2017 in this location for a similar scale development. The main element of the extension will be three stories in height, which is higher than the existing building. However, the extension is considered to respect the character of the existing building, and will create a focal entrance to the site. The development is therefore not considered to adversely impact on the overall visual amenity of the area as the development is seen in the context of the existing building and is set back from the main road. Although a neighbouring property has raised concerns with regard to the extension in terms of overlooking and loss of privacy, the development is only set forward of the existing front elevation of the site by 2m and therefore retains adequate separation distances between the adjacent properties. The development is therefore not considered to have a detrimental impact on the amenity of neighbour residential properties.

On the basis of the above it is considered that the proposal complies with ST1 and DM12 of the Local Plan and section 12 of the NPPF.

Landscape and Protected Species

Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposal that are likely to have an effect on nature conservation sites, habitats and protected species.

The application site is identified as an area which has the potential for Natterjack Toads, therefore the application is supported by an Ecology Appraisal. This report states there is no conclusive evidence of any specifically protected species regularly occurring on the site or in the surrounding area which would be negatively affected by the development subject to the implementation of the mitigation proposed. An appropriately worded condition can be attached to any decision notice for this application to ensure the required mitigation is implemented.

Natural England have been consulted on this application, however they have offered no comments on this matter.

Subject to the inclusion of an appropriately worded planning condition to secure the required mitigation measures the development is considered to comply with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.

Highways

Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context. Section 9 of the NPPF promotes sustainable transport. Paragraph 102 states that transport issue should be considered from the earliest stages of development proposals, so that the potential impacts of development on transport networks can be assessed, opportunities to promote walking, cycling and public transport are identified and pursued, environmental impact of traffic can be identified, and patterns of movement, street and parking are integral to design of schemes, and contribute to making high quality places.

The proposed development seeks to increase the existing office space on this site. The proposed extension will allow for the relocation of a number of existing staff currently located within the red building. The site is accessed from Mainsgate Road and comprises of a large car parking area. Although some of the existing car park will be lost as part of this development, adequate space is retained for staff and visitor parking.

Cumbria Highways have been consulted on this application and have offered no objections to the proposed development. Cumbria Highways have confirmed that as per the previously withdrawn application the currently application will provide a cycle shelter and while parking bays will not be formally marked out, disabled and motorcycle bays will be designated using signage; EV charging will be provided at a later date within the existing site. Cumbria Highways have confirmed that they do not require the submission of a travel plan given that this was not considered appropriate in previously approved applications and existing staff numbers will not increase as part of this current application. The Highway Authority have, however, requested conditions relating to footways, parking, construction traffic management plans, and surface water management.

Subject to the inclusion of an appropriately worded planning condition to secure the required details requested by Cumbria Highways, the proposal is considered to be compliant with the Policy DM22 of the Copeland Local Plan and Section 9 of the NPPF.

Flood Risk and Drainage

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

The application site is located within Flood Zone 2, therefore the application is supported by a Flood Risk Assessment. As well as a new extension the application also seeks permission for new drainage works which will include the provision of an attenuation pond within a field to the east of the site, to the rear of the existing building.

Statutory consultees for this application have offered no objections to this proposal. Initially the LLFA

	<p>and the Council's Flood and Coastal Defence Engineer requested additional information in relation to the maintenance of the pump, therefore the application submitted updated drainage information. Based on this the LLFA stated that the applicant has proposed the construction of an attenuation pond within an ordinary watercourse, this will provide attenuation and allow for a reduction in discharge rate for the site, which is welcomed by the LLFA. The LLFA however requested the inclusion of conditions relating to the surface water drainage system including SuDS features, and surface water management. United Utilities also requested the inclusion of surface water and foul water drainage conditions on any decision for this application to ensure the site is drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.</p> <p>Subject to the inclusion of an appropriately worked planning condition to secure the required details requested by the LLFA and United Utilities, the proposal is therefore considered to comply with policies ST1, ENV3 and DM24 of the Copeland Local Plan and provision of the NPPF.</p> <p><u>Planning Balance and Conclusions</u></p> <p>This application seeks permission to extend a well-established business within the South of the Borough. The proposal will support the growth of this business and will provide the additional functional space that is required. Whilst the extension is large in scale the proposal is considered to respect the character of the existing building, and will create a focal entrance to the site. The development is not considered to adversely impact on the overall visual amenity of the area as the development is seen in the context of the existing building group and is set back from the main road, retaining adequate separation distances between adjacent residential properties. Additional details in relation to highways and drainage can be adequately secured through appropriately worded planning conditions.</p> <p>On balance the positive economic benefits that would result from this proposal outweigh any potential harm and the proposal represents a sustainable form of development which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <p><u>Standard Conditions</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <p>Reason</p>

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

2. This permission relates 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, Scale 1:1250, Drawing No 20198-PL-A001, Rev B, received by the Local Planning Authority on the 22nd March 2021.
- Existing Site Plan, Scale 1:250, Drawing No 20198-PL-A002, Rev A, received by the Local Planning Authority on the 22nd March 2021.
- Proposed Site Plan, Scale 1:250, Drawing No 20198-PL-A003, Rev D, received by the Local Planning Authority on the 22nd March 2021.
- Existing Northern & Eastern Elevation, Scale 1:100, Drawing No 20198-PL-A104, received by the Local Planning Authority on the 22nd March 2021.
- Existing Southern & Western Elevation, Scale 1:100, Drawing No 20198-PL-A103, received by the Local Planning Authority on the 22nd March 2021.
- Existing Ground Floor Plan, Scale 1:100, Drawing No 20198-PL-A101, received by the Local Planning Authority on the 22nd March 2021.
- Existing First Floor Plan, Scale 1:100, Drawing No 20198-PL-A102, received by the Local Planning Authority on the 22nd March 2021.
- Proposed Northern and Eastern Elevation, Scale 1:100, Drawing No 20198-PL-A205, Rev A, received by the Local Planning Authority on the 22nd March 2021.
- Proposed Southern and Western Elevation, Scale 1:100, Drawing No 20198-PL-A204, Rev A, received by the Local Planning Authority on the 22nd March 2021.
- Proposed Section 1, Scale 1:50, Drawing No 20198-PL-A206, Rev A, received by the Local Planning Authority on the 22nd March 2021.
- Proposed Second Floor and Roof Plan, Scale 1:100, Drawing No 20198-PL-A203, received by the Local Planning Authority on the 22nd March 2021.
- Proposed First Floor Plan, Scale 1:100, Drawing No 20198-PL-A202, received by the Local

Planning Authority on the 22nd March 2021.

- Proposed Ground Floor Plan, Scale 1:100, Drawing No 20198-PL-A201, received by the Local Planning Authority on the 22nd March 2021.
- Design & Access Statement, received by the Local Planning Authority on the 22nd March 2021.
- Flood Risk Appraisal, Prepared by M & P Gadsden Consulting Engineers Ltd on the 8th October 2020, received by the Local Planning Authority on the 22nd March 2021.
- Ecological Appraisal, Prepared by Environtech Ecological Consultant on the 21st November 2020, received by the Local Planning Authority on the 22nd March 2021.
- Drainage Strategy, Prepared by M & P Gadsden Consulting Engineers Ltd on the 12th April 2021, received by the Local Planning Authority on the 12th April 2021.
- Road Levels, Scale 1:10, Drawing No 20198-PL-C004, received by the Local Planning Authority on the 11th April 2021.
- Pond Sections, Scale 1:200, Drawing No 20198-PL-C006, received by the Local Planning Authority on the 11th April 2021.
- External Works Layout (1 of 2), Scale 1:200, Drawing No 20198-PL-C002, received by the Local Planning Authority on the 11th April 2021.
- External Works Layout (2 of 2), Scale 1:200, Drawing No 20198-PL-C001, received by the Local Planning Authority on the 11th April 2021.
- Drainage Layout (Option 1), Scale 1:250, Drawing No 20198-PL-C005, received by the Local Planning Authority on the 11th April 2021.
- External Works Sections, Scale 1:200, Drawing No 20198-PL-C003, received by the Local Planning Authority on the 11th April 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.

Pre Commencement Conditions

3. No development must commence until a surface water drainage scheme has been submitted

to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- iii. A timetable for its implementation.

The approved scheme must also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted must be carried out only in accordance with the approved drainage scheme.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

4. The carriageway, footways, footpaths, must be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, must be submitted to the Local Planning Authority for approval before work commences on site. No work must be commenced until a full specification has been approved. Any works so approved must be constructed before the development is complete.

Reason

To ensure a minimum standard of construction in the interests of highway safety.

5. Development must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP must include details of:
 - Pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the

- applicants expense;
- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
 - Cleaning of site entrances and the adjacent public highway;
 - Details of proposed wheel washing facilities;
 - Construction vehicle routing;

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

6. No development must commence until a construction surface water management plan detailing how surface water run-off will be managed during the construction phase, has been agreed in writing with the local planning authority.

Reason

To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems.

Prior to Use/Occupation Conditions

7. Details showing the provision within the site for the parking and manoeuvring, including the provision of disabled, motorcycle and pedal cycle parking must be submitted to the Local Planning Authority for approval. The development must not be brought into use until any such details have been approved and the parking, manoeuvring areas must be kept available for those purposes at all times and must not be used for any other purpose.

Reason

To ensure a minimum standard of parking provision is made within the site for vehicles visiting the site.

8. Prior to their first use on the development hereby permitted, representative samples of the materials to be used on the external surfaces of the development must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

Other Conditions:

9. Prior to the erection of the external staircase hereby approved, full details of the scheme must be submitted to and approved in writing by the Local Planning Authority. The staircase must be constructed in line with the approved details and maintained as such thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

10. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the following approved documents:

- Flood Risk Appraisal, Prepared by M & P Gadsden Consulting Engineers Ltd on the 8th October 2020, received by the Local Planning Authority on the 22nd March 2021.

The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

11. The development must be carried out in accordance with and implement all of the detail and mitigation measures set out within the following approved documents:

- Ecological Appraisal, Prepared by Environtech Ecological Consultant on the 21st November 2020, received by the Local Planning Authority on the 22nd March 2021.

Once installed these measures shall be retained at all times thereafter.

Reason

To protect the ecological interests evident on the site.

12. The surface water drainage system including SuDs features shall be constructed in accordance with the approved plan 'Drainage Layout (Option 1), Scale 1:250, Drawing No 20198-PL-C005, received by the Local Planning Authority on the 11th April 2021', and must thereafter be maintained and managed in accordance with the details and principles of the approved document 'Drainage Strategy, Prepared by M & P Gadsden Consulting Engineers Ltd on the 12th April 2021, received by the Local Planning Authority on the 12th April 2021'.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

13. Foul and surface water must be drained on separate systems.

Reason

To secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

Informatives:

1. Prior to any work commencing on the watercourse the applicant must contact the Lead Local Flood Authority on tel: 01228 221331 or email: LFRM.consent@cumbria.gov.uk to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.
2. Public Footpath 415014 follows an alignment to the north side of the proposed development and also Public Footpath 415015 follows an alignment to the south side of the proposed development and must not be altered or obstructed before or after the development has been completed, if the Footpaths are to be temporarily obstructed, then a formal temporary closure will be required, there is a 12 week lead in time for this process, please contact Sandra.smith@cumbria.gov.uk for further information.
3. Any works within the Highway must be agreed with the Highway Authority. No works and/or any person performing works on any part of the Highway, including Verges, will be permitted, until in receipt of an appropriate permit allowing such works. Enquires should be made to Cumbria County Councils Streetwork's team: streetworks.west@cumbria.gov.uk.
4. Use of any part of the roof of the buildings as an outdoor seating area is likely to require

planning permission, therefore the applicant should discuss this matter with the Local Planning 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.

Case Officer: C. Burns

Date : 17.05.2021

Authorising Officer: N.J. Hayhurst

Date : 17/05/2021

Dedicated responses to:-