

Town and Country Planning Act 1990 (As amended).

4/21/2121/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

M and P Gadsden Consulting Engineers  
20 Meetings Industrial Estate  
Park Road  
BARROW IN FURNESS  
Cumbria LA14 4TL  
FAO Mr Steven Solsby

**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**

**C G P LTD, MAINSGATE ROAD, MILLOM**

**C G P Ltd**

The above application dated 22/03/2021 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:

Standard Conditions

1. The development hereby permitted must 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. 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 22<sup>nd</sup> March 2021.

- Existing Site Plan, Scale 1:250, Drawing No 20198-PL-A002, Rev A, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Proposed Site Plan, Scale 1:250, Drawing No 20198-PL-A003, Rev D, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Existing Northern & Eastern Elevation, Scale 1:100, Drawing No 20198-PL-A104, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Existing Southern & Western Elevation, Scale 1:100, Drawing No 20198-PL-A103, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Existing Ground Floor Plan, Scale 1:100, Drawing No 20198-PL-A101, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Existing First Floor Plan, Scale 1:100, Drawing No 20198-PL-A102, received by the Local Planning Authority on the 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> March 2021.
- Proposed Section 1, Scale 1:50, Drawing No 20198-PL-A206, Rev A, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Proposed Second Floor and Roof Plan, Scale 1:100, Drawing No 20198-PL-A203, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Proposed First Floor Plan, Scale 1:100, Drawing No 20198-PL-A202, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Proposed Ground Floor Plan, Scale 1:100, Drawing No 20198-PL-A201, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Design & Access Statement, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Flood Risk Appraisal, Prepared by M & P Gadsden Consulting Engineers Ltd on the 8<sup>th</sup> October 2020, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Ecological Appraisal, Prepared by Environtech Ecological Consultant on the 21<sup>st</sup> November 2020, received by the Local Planning Authority on the 22<sup>nd</sup> March 2021.
- Drainage Strategy, Prepared by M & P Gadsden Consulting Engineers Ltd on the 12<sup>th</sup> April 2021, received by the Local Planning Authority on the 12<sup>th</sup> April 2021.
- Road Levels, Scale 1:10, Drawing No 20198-PL-C004, received by the Local Planning Authority on the 11<sup>th</sup> April 2021.
- Pond Sections, Scale 1:200, Drawing No 20198-PL-C006, received by the Local Planning Authority on the 11<sup>th</sup> April 2021.

- External Works Layout (1 of 2), Scale 1:200, Drawing No 20198-PL-C002, received by the Local Planning Authority on the 11<sup>th</sup> April 2021.
- External Works Layout (2 of 2), Scale 1:200, Drawing No 20198-PL-C001, received by the Local Planning Authority on the 11<sup>th</sup> April 2021.
- Drainage Layout (Option 1), Scale 1:250, Drawing No 20198-PL-C005, received by the Local Planning Authority on the 11<sup>th</sup> April 2021.
- External Works Sections, Scale 1:200, Drawing No 20198-PL-C003, received by the Local Planning Authority on the 11<sup>th</sup> 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 8<sup>th</sup> October 2020, received by the Local Planning Authority on the 22<sup>nd</sup> 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](mailto: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](mailto: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](mailto: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.

Please read the accompanying notice

17<sup>th</sup> May 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](mailto: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.