

Town and Country Planning Act 1990 (As amended).

4/21/2233/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Northern Trust
Lynton House
Ackhurst Park
Foxhole Road
Chorley PR7 1NY
FAO Helen Ashworth

**ERECTION OF THREE BUSINESS/INDUSTRIAL BUILDINGS TO PROVIDE 12 SELF CONTAINED UNITS (USE CLASSES B2, B8 AND CLASSES E(G)(I), E(G)(II) AND E(G)(III)), CAR PARKING, ACCESS AND ASSOCIATED WORKS
SNEAKYEAT INDUSTRIAL ESTATE, WHITEHAVEN**

Northern Trust

The above application dated 18/05/2021 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:

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: -

Site Location Plan, scale 1:1250, received 18th May 2021;

Existing Site Plan, scale 1:500, drawing number WJ-149-0001 D, received 18th May 2021;

Proposed Site Plan, scale 1:500, drawing number WJ-149-0002 F, received 24th June 2021;

Proposed Plans, Elevations, Section Block 1, scale 1:100, drawing number WJ-149-

0005 D, received 18th May 2021;
Proposed Plans, Elevations, Section Block 2, scale 1:100, drawing number WJ-149-0006 A, received 18th May 2021;
Proposed Plans, Elevations, Section Block 3, scale 1:100, drawing number WJ-149-0003 C, received 18th May 2021;
Proposed Plans Block 3, scale 1:100, drawing number WJ-149-0004 C, received 18th May 2021;
Design and Access Statement, received 18th May 2021;
Drainage Strategy Report, written by GSA, received 18th May 2021;
Proposed Drainage Strategy Block 2, scale 1:250, drawing number 2020.221.C008 A, received 12th August 2021;
Proposed Drainage Strategy Block 2, scale 1:250, drawing number 2020.221.C005 C, received 12th August 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.

Prior to Occupation Conditions

3. Prior to the first use of the development hereby approved, signage denoting the one way system on the site must be submitted to and approved in writing by the Local Planning Authority. The signage must erected in accordance with the approved plans prior to the first use of the development be retained as such at all times thereafter.

Reason

In order to ensure the safety of all road users and in accordance with Policy DM22 of the Copeland Local Plan.

4. The car parking shown on the approved plans relating to each block of units shall be constructed and made available for use prior to the first occupation of that block of units. Once installed the car parking shall be maintained in accordance with the approved details at all times thereafter.

Reason

For the avoidance of doubt and to ensure that adequate car parking is available to serve the development in accordance with Policy DM22.

Informatives

United Utilities Information

1. If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.
2. Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.
3. It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.
4. Should any unexpected ground conditions, which could indicate the presence of land contamination (for example unusual colours, odours, liquids or waste materials) be encountered during development work should halt and the Council be notified to agree on the appropriate action.

Coal Authority Standing Advice

5. 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

05th October 2021

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

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.