

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

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

APPLICATION No: 4/21/2565/0F1

**RETENTION OF NEW BUILDING TO BE USED AS A WORKSHOP AND STORE AND SURFACING
OF YARD WITH CONCRETE (RETROSPECTIVE)
UNIT 2, JOE MCBAIN AVENUE, MORESBY PARKS**

GAP Group Ltd

The above application dated 29/12/2021 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:

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, scale 1:1250, drawing number AL(0)001 C, received 29th December 2021;

Site Plan, ownership and lease areas, scale 1:500, drawing number AL(0)1000, received 29th December 2021;

Elevations 1 of 2, scale 1:100, drawing number 36646, received 29th December 2021;

Elevations 2 of 2, scale 1:100, drawing number 36646, received 29th December 2021;

Floor and roof plan, scale 1:100, drawing number 36646, received 29th December 2021;

Sections of Building, scale 1:75, drawing number 36646, received 29th December 2021;

CGI Images of Building, scale 1:100, drawing number 36646, received 29th December 2021;

GAP Green Action Plan, received 29th December 2021;

Planning Statement, written by Carter Jonas, received 29th December 2021;
Noise Management Plan, written by JPM Acoustics, received 22nd July 2022.

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 of the decision date of this application, the existing noise barrier must be inspected, and any damaged panels replaced and any gaps filled. The fence must be inspected every 6 months thereafter and any maintenance required undertaken.

Reason

To ensure that the noise barrier is working effectively and to protect the amenity of the neighbouring dwellings in accordance with Policies ST1 and DM10 of the Copeland Local Plan.

3. Within 3 months of the decision date of this application, the acoustic barrier must be erected around the jet washing area. The acoustic barrier must be inspected every 6 months thereafter and any maintenance required undertaken to ensure that it is retained in accordance with the approved details.

Reason

To ensure that the acoustic barrier is installed and is working effectively and to protect the amenity of the neighbouring dwellings in accordance with Policies ST1 and DM10 of the Copeland Local Plan.

4. For the lifetime of the development hereby approved, all details and mitigation measures detailed within the submitted and approved Noise Management Plan, must be undertaken and retained. No changes to this document must be made without the written consent of the Local Planning Authority.

Reason

To ensure that noise from the site is mitigated for the lifetime of the development to protect the surrounding neighboring amenity and in accordance with policies ST1 and DM10 of the Copeland Local Plan.

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



PP Pat Graham
Chief Executive

16th September 2022

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.