

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(AS AMENDED) SCHEDULE 2, PART 11 CLASS B

PRIOR APPROVAL FOR DEMOLITION

Gilling Dod Architects
The Cruck Barn
Duxbury Park
Chorley
PR7 4AT

APPLICATION REF: 4/22/2087/0F1

PROPOSAL: APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED DEMOLITION OF BUILDINGS

LOCATION: WEST CUMBERLAND HOSPITAL, HOMEWOOD ROAD, WHITEHAVEN, CUMBRIA. CA28 8JG.

I refer to the above application which has been made under the prior approval procedure for demolition.

Copeland Borough Council, as Local Planning Authority, has determined to **PRIOR APPROVAL IS REQUIRED AND APPROVED** for the proposed demolition subject to adherence to the following planning conditions:

1. The demolition/works must be carried out within a period of 5 years from the date of this decision.

Reason

To comply with the requirements of Part 11 Class B.2 (b) (ix) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The demolition must be carried out in accordance with the following application plans and documents:

Application Form.

Proposed Demolition Plan – Staff Accommodation – Drawing No. WCHPH2-GDA-V99-ZZ-DR-A-1013
Rev. P07.

Construction Phase Plan - West Cumberland Hospital, Whitehaven – Housing Stock Demolition Works – Revision 1.

Bat Survey Ref. CCL102/005 Rev.001 - Activity Survey Report – Bats. Buildings 1 & 2 West Cumberland Infirmary.

Bat Survey Ref. CCL102/003 Rev.002 - Activity Survey Report – Bats. Buildings 3 & 5 West Cumberland Infirmary.

Bat Survey Ref. CCL102/004 Rev.001 - Preliminary Building Assessment – Bats West Cumberland Infirmary Buildings 1 & 2.

Bat Survey Ref. CCL102/002 Rev.002 - Preliminary Building Assessment – Bats West Cumberland Infirmary Buildings 3, 4 & 5.

Bat Survey Ref. CCL102/005 Rev.001 - Bat Activity Surveys, Mitigation & Species Protection Plan.

Reason

To comply with the requirements of Part 11 Class B.2 (b) (viii) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3. Notwithstanding the provisions of Construction Phase Plan - West Cumberland Hospital, Whitehaven – Housing Stock Demolition Works – Revision 1, no demolition, dismantling or construction works shall take place on the site, except between the hours:

08.00 - 18.00 Monday to Friday; and,

08.00 - 13.00 on Saturdays.

In particular, no demolition, dismantling or construction work shall be carried out on Sundays or officially recognised public holidays.

Reason:

To safeguard the amenity of neighbouring occupiers and to comply with the requirements of Part 11 Class B.2 (b) (viii) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. Prior to the commencement of the development the tree protection measures detailed on Proposed Demolition Plan – Staff Accommodation – Drawing No. WCHPH2-GDA-V99-ZZ-DR-A-1013 Rev. P07 shall be erected and shall be maintained until the development is complete.

Reason:

For the avoidance of doubt and to prevent harm to protected trees and to comply with the requirements of Part 11 Class B.2 (b) (viii) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Please read the accompanying notice.

A handwritten signature in black ink, appearing to read 'N. S. Hayman', with a stylized flourish at the end.

PP Pat Graham
Chief Executive

17th March 2022

NOTICE

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/appeal-planning-decision or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Authority based its decision on a direction given by him.