

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Avison Young  
Central Square South  
Orchard Street  
Newcastle Upon Tyne  
NE1 3AZ  
FAO: Mr Matt Verlander

**APPLICATION No: 4/22/2211/0F1**

**WORKS TO REFURBISH EXISTING INDUSTRIAL UNIT  
1A LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR**

**Copeland Borough Council**

The above application dated 10/05/2022 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: -

Documents

- Design and Access Statement, by NORR, dated May 2022.
- Interim Bat Roost Assessment by Tetra Tech, ref 784-B034942 Rev 1, dated April 2022.

- Bat Roost Assessment Report by Tetra Tech, ref 784-B034942 Rev 2, dated June 2022.
- Drainage Statement
- Plans and Drawings
- SITE - LOCATION PLAN (Planning), Drawing no. CMIQ-NOR-01A-ZZ-DR-A-90091 Rev P02.
- SITE - EXISTING PLAN Drawing no. CMIQ-NOR-01A-ZZ-DR-A-90094
- SITE - PROPOSED PLAN Drawing no. CMIQ-NOR-01A-ZZ-DR-A-90095
- SITE - EXISTING BLOCK PLAN Drawing no. CMIQ-NOR-01A-ZZ-DR-A-90092
- SITE - PROPOSED BLOCK PLAN Drawing no. CMIQ-NOR-01A-ZZ-DR-A-90093
- EXISTING PLAN Drawing no. CMIQ-NOR-01A-00-DR-A-00092 - LEVEL 00
- PROPOSED PLAN Drawing no. CMIQ-NOR-01A-00-DR-A-00091 - LEVEL 00
- EXISTING - ROOF PLAN Drawing no. CMIQ-NOR-01A-RF-DR-A-27091
- PROPOSED- ROOF PLAN Drawing no. CMIQ-NOR-01A-RF-DR-A-27092
- EXISTING - GA ELEVATIONS Drawing no. CMIQ-NOR-01A-ZZ-DR-A-00191
- PROPOSED - GA ELEVATIONS Drawing no. CMIQ-NOR-01A-ZZ-DR-A-00192
- EXISTING - GA SECTIONS Drawing no. CMIQ-NOR-01A-ZZ-DR-A-00291
- PROPOSED - GA SECTIONS Drawing no. CMIQ-NOR-01A-ZZ-DR-A-00292
- Landscape Site Plan Drawing no. N1045-ONE-ZZ-01A-DR-L-0001-P02
- Drainage Strategy Drawing no. CMIQ-BGP-06-XX-DR-C-52-06130\_P01
- Proposed Drainage Plan, Drawing no. CMIQ-BGP-060708-XX-DR-C-52-06130\_P03
- Existing Drainage Plan, Drawing no. CMIQ-BGP-060708-XX-DR-C-52-06129\_P01
- Amended Existing Drainage Plan, Drawing no. CMIQ-BGP-060708-XX-DR-C-52-06129\_P03
- Amended Proposed Drainage Plan, Drawing no. CMIQ-BGP-060708-XX-DR-C-52-06130\_P05

#### 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.

3. The development shall implement all of the mitigation and compensation measures set out in the Bat Roost Assessment Report reference 784-B034942 Rev 2, prepared by Tetra Tech, dated June 2022, and submitted as part of the planning application.

#### Reasons

To protect the ecological interests evident on the site.

## **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](http://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

06<sup>th</sup> July 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](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.