

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

ADAPT (Atkins and Doosan Babcock)
Ruherford House
Ingwell Drive
Westlakes Science Park
Whitehaven
CA24 3JZ
FAO: Miss Hannah Ridley

APPLICATION No: 4/22/2256/0F1

**TEMPORARY CONSTRUCTION, TESTING AND DEMOLITION OF A MOCK CHIMNEY
STRUCTURE, ERECTION OF A DEMOLITION PLATFORM AND ASSOCIATED WORKS
19 LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR**

ADAPT (Atkins and Doosan Babcock)

The above application dated 08/06/2022 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:

Temporary Permission

1. The use hereby permitted shall be for a limited period of 2 years (24 months) from the date of this decision. At the end of this period the use shall cease, all materials and equipment brought onto the land in connection with the use shall be removed and the land restored in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

Reason

The use hereby approved is not considered suitable as a permanent form of development in order to safeguard the amenities of the locality.

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

Planning Statement by Adapt, ref. PP-11217456, dated 25 May 2022.

Ecological Appraisal, by Tetra Tech Ltd, ref. 784-B038542, dated 6 May 2022.

Geo-Environmental Desk Study, by Tetra Tech Ltd, ref. B038542, Version 1, May 2022.

Transport Form, by Paul Terry, Adapt, ref. PP-11217456, dated 24.05.2022.

Leconfield Noise Assessment Note for the Record, by Adapt, ref. DDP00571-LOT1-ADAPTCTM13540-4510446080-PILE 1 BARREL SPIDA MANUFACTURE, dated 23.05.2022.

Plans

Site Location Plan, ref. Figure1_SiteLoc_Planning_20220226_A, dated 26 May 2022.

Site Location Plan, ref. Figure1_SiteLoc_Planning_20220226_B, dated 26 May 2022.

Site/Block Plan, ref. 5164448-ADT-XX-XX-DDRW-C-000001 -Rev A, scale 1:500.

Plan and Elevation, ref. 5164448-ADT-XX-XX-DDRW-C-000002 – Mod P1.

Topographical Survey, scale 1:200, WYG_007_A - Sheet 7 of 9.

Manhole Record Card, by Environmental Drainage Solutions Ltd, ref. JS7959

LECONFIELD SW MH CARDS, dated 26.10.2021.

Manhole Record Card, by Environmental Drainage Solutions Ltd, ref. JS7959

LECONFIELD FOUL MH CARDS, dated 26.10.2021.

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.

Highways

3. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

4. Before development commences details of all measures to be taken to prevent surface water and construction water discharging onto or off the highway shall be submitted in writing to and approved by the Local Planning Authority. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

5. Before development commences the highway drain shall be protected at all access points within the site in accordance with details which shall be submitted in writing to the Local Planning Authority for approval. The works to protect the drain shall be in accordance with a specification approved by the Local Planning Authority.

Reason

In the interests of highway safety and environmental protection.

Environmental Impacts

6. Development shall not commence until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Council. The plan shall demonstrate the adoption and use of best practicable means to reduce the effects of noise, vibration, dust and site lighting the details and scope of which shall be agreed.

Reason

In the interests of the amenities of surrounding occupiers during the operation of the development.

Ecology

7. The development shall implement all of the recommendations and mitigation measures set out in the Ecological Appraisal reference 784-B038542, prepared by Tetra Tech, dated 6 May 2022, and submitted as part of the planning application.

Reasons

To protect the ecological interests evident on the site.

Informative – Coal

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

02nd 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.