

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2385/DOC
2.	Proposed Development:	DISCHARGE OF CONDITIONS 3, 4 AND 10 OF PLANNING APPLICATION 4/22/2161/OF1
3.	Location:	LAND AT LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	
6.	Publicity Representations & Policy	See Report
7.	Report:	<p>Site, Location and Background</p> <p>This application relates to a site located within Leconfield, an established industrial estate in Cleator Moor, some 600m to the north-west of the town centre. Vehicular Access to which is via a mini roundabout off the B5295 /Leconfield Street.</p> <p>The site the subject of this discharge of condition application measures some 0.34 ha in size and is located adjacent to the western edge of the industrial estate. It is currently vacant and comprises part hard standing, the legacy of a former industrial building, with the remainder grassland and lightly wooded areas. To the west it is bounded by a grassed area and dense woodland boundary planting, to the east and north by existing industrial buildings with another vacant plot/ hard standing area to the south.</p> <p>Planning permission was granted in August this year for the use of the land as a storage and distribution centre for LPG gas bottles and Liquid Nitrogen, together with the siting of two single storey prefabricated cabins for administrative use. This comprises a relocation of an existing business already operating within the industrial estate to make way for further development as part of the wider Cleator Moor Innovation Quarter development (4/22/2161/OF1 refers).</p> <p>A subsequent S73 application to vary condition 5 relating to tree protection measures is currently pending (4/22/2394/OB1 refers).</p>

	<p>Proposal</p> <p>This application seeks to discharge pre-commencement conditions 3, 4 and 10 of the planning permission 4/22/2161/0F1. These require the submission, approval and implementation of:</p> <ul style="list-style-type: none"> • Highway design and drainage details. • A Construction Traffic Management Plan for the duration of construction. • A Sustainable Drainage Management and Maintenance Plan <p>Relevant Planning policy</p> <p>Reference the adopted Copeland Local Plan 2013-2028 (ACLP) and the Emerging Copeland Local Plan 2017 – 2035 (ECLP), the following policies which are specific to these conditions:</p> <ul style="list-style-type: none"> • DM10 Achieving Quality of Place • DM11 Sustainable Development Standards • DM22 Accessible Developments • DM24 Development Proposals and Flood Risk <p>And:</p> <ul style="list-style-type: none"> • Strategic Policy DS2PU: Reducing the impacts of development on Climate Change • Strategic Policy DS6PU: Design and Development Standards • Strategic Policy DS8PU: Reducing Flood Risk • Strategic Policy DS9PU: Sustainable Drainage <p>Assessment</p> <p>Highway and drainage details, a Construction Traffic Management Plan and a SuDS Management Plan have been submitted to accompany the application. Consultation responses from Cumbria County Council as Highway and Local Lead Flood Authority, UU and our Flood and Coastal Defence Engineer confirm that these details are sufficient to discharge all the conditions.</p>
8.	<p>Recommendation:</p> <p>Approve</p>
Case Officer: H.S. Morrison	Date : 06/12/2022
Authorising Officer: N.J. Hayhurst	Date : 06/12/2022
Dedicated responses to:-	