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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

JTS Architectural Services Ltd
1 Curwendale
Stainburn
Workington
CA14 4UT
FAO Mr Gavin Taylor

APPLICATION No: 4/22/2475/0F1

**DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW YOUTH
AND COMMUNITY BUILDING
WINDSCALE CLUB, GOSFORTH ROAD, SEASCALE**

Shackles Off Youth Project

The above application dated 08/12/2022 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:

Standard Conditions:

1. The development hereby permitted must 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. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

- Existing Plans (Amended), Scale 1:50 & 1:100, DWG01, Rev A, received by the Local Planning Authority on the 11th January 2023.
- Proposed Plans (Amended), Scale 1:50, DWG02, Rev A, received by the Local Planning Authority on the 23rd February 2023.
- Proposed Elevations & Location Plan (Amended), Scale 1:50, 1:75, 1:500, & 1:1250, DWG03, Rev B, received by the Local Planning Authority on the 23rd February 2023.
- Protected Species Survey: Bats, Prepared by John Temple Licenced Bat Surveyor October 2022, received by the Local Planning Authority on the 8th December 2022.
- Design and Access Statement (Amended), received by the Local Planning Authority on the 10th May 2023.
- Office & Session Use for the Proposed New Build, received by the Local Planning Authority on the 11th January 2023.
- Planning Response Letter, received by the Local Planning Authority on the 11th January 2023.
- Planning Response Letter, received by the Local Planning Authority on the 23rd February 2023.
- Windscale Complex Usage and Times as at 1st Feb 2023, received by the Local Planning Authority on the 11th January 2023.
- AroTHERM Plus: Air Source Heat Pump, received by the Local Planning Authority on the 23rd February 2023.
- Clearline Fusion G1 Solar Photovoltaic Panels, received by the Local Planning Authority on the 23rd February 2023.

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.

Prior to Occupation/First Use Conditions:

3. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the submitted plan 'Proposed Plans (Amended), Scale 1:50, DWG02, Rev A, received by the Local Planning Authority on the 23rd February 2023', showing separate foul and surface water drainage with a rainwater harvesting system. Prior to occupation/first use of

the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Other Conditions:

4. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out in the approved document 'Protected Species Survey: Bats, Prepared by John Temple Licenced Bat Surveyor October 2022, received by the Local Planning Authority on the 8th December 2022'.

Reasons

To protect the ecological interests evident on the site.

5. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:
 - Design and Access Statement (Amended), received by the Local Planning Authority on the 10th May 2023.

The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

6. The use of the development hereby permitted must only be open to the public/customers between:
 - Monday – Friday: 08:00 – 22:00
 - Saturday: 09:00 – 22:00
 - Sunday: 09:00 – 21:00

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

7. Construction site operating hours, including deliveries, will be Monday – Friday 08:00 to 18:00 and Saturday 08:00 to 13:00 only.

Reason

In the interest of residential amenity.

Informatives:

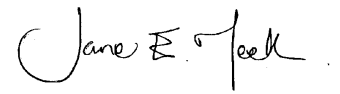
1. During demolition/construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.
2. In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) the applicant should liaise with the Resilience Unit office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.
3. The applicant/developer must contact CCC Resilience Unit office via emergency.planning@cumbria.gov.uk to ensure information about the business can be captured and the Sellafield Off Site Emergency Plan updated accordingly.

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

12th May 2023

A handwritten signature in black ink, reading "Jane E. Meek". The signature is fluid and cursive, with a large initial 'J' and a distinct 'E'.

Jane Meek
Assistant Director
Thriving Place and Investment

**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.