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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Buttress Architects
41 Bengal Street
Manchester
M4 6AF
FAO: Mrs Kimberley Corral

APPLICATION No: 4/23/2221/0F1

ALTERATION AND CONVERSION OF THE VACANT BUS DEPOT INTO THE CHARITY HEADQUARTERS FOR SOUND WAVE INCLUDING THE INSTALLATION OF SOLAR PANELS ON THE ROOF. USES INCLUDE A PERFORMANCE SPACE, RECORDING STUDIO AND LIVE LOUNGE, WHERE YOUNG PEOPLE CAN LEARN, EXPERIMENT AND MAKE MUSIC FORMER BUS STATION & GARAGES, BRANSTY ROW & WELLINGTON ROW, WHITEHAVEN

Building Extraordinary Communities

The above application dated 01/08/2023 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 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: -

- Application Form, received 1st August 2023;
- Site Location Plan, scale 1:500, drawing ref 9370-BA-XX-XX-DR-A-01001-P01, received 1st August 2023;
- Existing Site Plan, scale 1:200, drawing ref 9370-BUT-XX-XX-DR-A-01002-P03, received 1st August 2023;
- Proposed Site Plan, scale 1:200, drawing ref 9370-BUT-XX-XX-DR-A-04001-P03, received 31st August 2023;
- Existing Ground Floor Plan, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-01003-P03, received 1st August 2023;
- Existing Roof Plan, scale 1:50, drawing ref 9370-BUT-XX-RF-DR-A-01004-P03, received 1st August 2023;
- Existing North Elevation, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-02001-P03, received 1st August 2023;
- Existing West and South Elevation, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-02002-P03, received 1st August 2023;
- Proposed Ground Floor Plan, scale 1:50, drawing ref 9370-BUT-XX-GF-DR-A-04002-P05, received 1st August 2023;
- Proposed First Floor Plan, scale 1:50, drawing ref 9370-BUT-XX-1F-DR-A-04003-P04, received 1st August 2023;
- Proposed North Elevation, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-05002-P03, received 1st August 2023;
- Proposed West and South Elevation, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-05001-P03, received 1st August 2023;
- Proposed Roof Plan, scale 1:50, drawing ref 9370-BUT-XX-RF-DR-A-04004-P04, received 31st August 2023;
- Existing Section 1 and 2, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-03001-P03, received 1st August 2023;
- Existing Section 3 and 4, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-03002-P03, received 1st August 2023;
- Proposed Section 1 and 2 scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-06001-P03, received 1st August 2023;
- Proposed Section 2 and 3, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-06002-P04, received 31st August 2023;
- Ground Floor Demolition Plan, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-01005-P03, received 1st August 2023;
- Roof Demolition Plan, scale 1:50, drawing ref 9370-BUT-XX-RF-DR-A-01006-P03, received 1st August 2023;
- North Elevation Demolition Plan, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-02003-P03, received 1st August 2023;
- West and South Elevation Demolition Plan, scale 1:50, drawing ref 9370-BUT-XX-XX-DR-A-02004-P03, received 1st August 2023;
- Design, Access and Heritage Statement, dated August 2023, received 1st August 2023;

- Noise Impact Assessment, dated 18 July 2023, received 1st August 2023;
- JA Solar specification data sheet - JAM72S30 525-550/MR/1500V, received 31st August 2023;
- Signage Elevation, scale 1:20, drawing ref 9370-BUT-XX-XX-DR-A-05003-P02, received 24th August 2023;.
- Proposed Car Park Plan, scale 1:100, drawing ref 9370-BUT-ZZ-GF-DR-A-04005-P02, received 24th August 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.

3. The proposed building sound insulation of the development hereby permitted shall be carried out in accordance with the details set out in the Noise Impact Assessment received by the Local Planning Authority on 1st August 2023.

Reason

To ensure suitable amenity is retained in accordance with Policy DM10 of the Copeland Local Plan.

Pre-Commencement Conditions

4. Prior to the commencement of any development, full details of the surface water drainage scheme shall for the proposed roof to its outfall shall be submitted to and approved in writing by the Local Planning Authority. The scheme must be implemented in accordance with the approved details and fully operational prior to the first use of the building and must be retained in perpetuity thereafter.

Reason

To ensure that suitable drainage is provided in accordance with Policy DM24 of the Copeland Local Plan.

5. Prior to the first use of the car park visibility splays providing clear visibility measured 2.4 metres down the centre of the Car park access road and the nearside channel line of the carriageway edge in both directions must be provided at the junction of the Car park access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes

or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

In the interests of highway safety.

6. Prior to the commencement of any development, a Demolition Method Statement, including an asbestos survey and control measures for dust and other airborne pollutants, shall be submitted to and approved in writing by the Local Planning Authority. The works must be carried out in accordance with the approved details.

Reason

In the interests of the amenities of the surrounding occupiers and of the safety of onsite workers.

Prior to the Installation

7. Prior to the installation of the curtain wall glazing, full details shall be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and be maintained thereafter.

Reason

To ensure the development is acceptable in design in accordance with Policy DM10 and DM27 of the Copeland Local Plan.

8. Prior to the installation of the external plant, full details shall be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and be maintained thereafter.

Reason

In order to protect neighbouring amenity in accordance with Policy DM10 of the Copeland Local Plan.

9. Prior to the installation of any external lighting on site, a detailed scheme and specifications shall be submitted to and approved in writing by the Local

Planning Authority. Details of the lighting shall be in accordance with the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E3 contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01/21 and shall be maintained as per the approved details at all times thereafter.

Reason

In order to protect occupiers of the surrounding residential properties and in the interests of visual amenity in accordance with Policy DM10 of the Copeland Local Plan.

Prior to First Use

10. The proposed parking shall be constructed and available for use prior to the first use of the car park hereby approved in accordance with the Proposed Car Park Plan, reference 9370-BUT-ZZ-GF-DR-A-04005-P02, received by the Local Planning Authority on 24th August 2023. The parking bays shall be marked out and spaces D1, D2 and D3 shall be suitable for disabled users.

Reason

To ensure satisfactory provision of parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

Construction

11. During the construction phase, development shall take place during the following hours and at no other times whatsoever:

Monday to Friday – 08:00 – 18:00

Saturday – 08:00 – 13:00

Reason

In order to ensure a reasonable standard of amenity for the surrounding properties.

Other Conditions

Restricting Of Use

12. The use hereby approved shall only open between the hours of Monday to Friday 09:00 to 22:00, Saturday 09:00 to 22:30 and Sunday and Bank Holidays 10:00 to 17:00.

Reason

In the interest of neighbouring amenity.

Highways

13. Access Doors shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

Land Affected by contamination - Reporting of Unexpected Contamination

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land contamination are minimised to future users of the land and to controlled waters, property and ecological systems. and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

Informative Note

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.

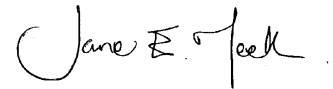
Further information is also available on the Coal Authority website at:

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

A handwritten signature in black ink, appearing to read 'Jane E. Meek'.

Jane Meek
Assistant Director
Thriving Place and Investment

08th November 2023

**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/appeal-planning-decision> . 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.