



**Cumberland Council**  
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**107-117 Botchergate**  
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**[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Day Cummins Ltd  
Lakeland Business Park  
Lamplugh Road  
Cockermouth  
CA13 0QT  
FAO: Mrs L Coe

**APPLICATION No: 4/23/2275/0F1**

**EXTENSION AND ALTERATION OF EXISTING BUILDING TO CREATE A  
COMMUNITY HUB INCLUDING CAFÉ, RELOCATION OF EXISTING  
SCULPTURES TO REAR OF BUILDING, PUBLIC REALM IMPROVEMENTS  
INCLUDING RESTORATION OF MEMORIAL FOUNTAIN AND CREATION OF  
NEW LANDSCAPED AREAS, ACCESSIBILITY IMPROVEMENTS**

**CLEATOR MOOR LIBRARY, MARKET SQUARE, CLEATOR MOOR**

**Cumberland Council**

The above application dated 02/10/2023 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:

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 8th October 2025;

Site Location Plan, scale 1:1250, drawing number CLM-OPE-00-ZZ-DR-A-300101 04, received 2nd October 2023;

Proposed Site Plan, scale 1:200, drawing number 6046 02 PIA, received 8th October 2025;

Proposed Lower Ground Floor Plan, scale 1:100, drawing number 6046 13 P2, received 5th February 2026;

Proposed Ground Floor Plan, scale 1:100, drawing number 6046 14 PIA, received 8th October 2025;

Proposed Upper Ground Floor Plan, scale 1:100, drawing number 6046 15 P1, received 8th October 2025;

Proposed Roof Plan, scale 1:100, drawing number 6046 08 P2, received 5th February 2026;

Proposed Elevations North and South, scale 1:100, drawing number 6046 16 P2, received 5th February 2026;

Proposed Elevations East and West, scale 1:100, drawing number 6046 17 PIA, received 8th October 2025;

Proposed Landscaping Plan, scale 1:200, drawing number 6046 20 PIA, received 8th October 2025;

Design, Access and Heritage Statement, written by Day Cummins, received 13th October 2025;

Annotated Heritage Statement, written by Day Cummins, received 13th October 2025;

Drainage Statement, written by AL Daines and Partners, received 5th February 2026;

Drainage Plan, scale 1:100, drawing number 25-C-18146/17 D, received 5th February 2026.

#### Reason

In order to ensure that the development shall be carried out in complete accordance with the approved plans

#### Pre-commencement Condition

3. Development must not commence until a Construction Traffic Management

Plan has been submitted to and approved in writing by the local planning authority. The CTMP must include details of

- Pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;
- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- Construction vehicle routing;
- The management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- Surface water management proposals during the construction phase
- Specific measures to manage and limit the impact on town centre working, including working hours, special measures to accommodate pedestrians.

#### Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety and in accordance with Policy DS3 of the Copeland Local Plan 2021-2039.

#### Prior to Installation Condition

4. Prior to the first installation at the site, an external lighting scheme for the proposal and associated car park and public realm area must be submitted to and approved in writing by the Local Planning Authority. The external lighting must be installed in accordance with the approved details and retained as such for the lifetime of the development.

#### Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan 2021-2039.

## Prior to Completion Condition

5. The approved surface water drainage system must be implemented prior to the development being completed and must be maintained operational thereafter.

### Reason

In the interests of highway safety and environmental management and in accordance with Policies DS6 and DS7 of the Copeland Local Plan 2021-2039.

## **Informative Notes**

### **Coal Mining Legacy**

The proposed development lies partly within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: [www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)

What is a permit and how to get one? –

<https://www.gov.uk/government/publications/permit-process/permit-process>

If any coal mining feature is unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-authority>.

### **Biodiversity Net Gain - Applicable**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and

(b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: Application submitted before 12<sup>th</sup> February 2024.

### **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

16th April 2026



Nick Hayhurst  
Head of Planning and Place  
Thriving Places

**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](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.