



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

NORR Consultants Limited
8th Floor Percy House
Percy Street
Newcastle Upon Tyne
NE1 4PW
FAO: Miss Marcelina Debska

APPLICATION No: 4/23/2306/0F1

**EXTERNAL ALTERATIONS AND REFURBISHMENT OF AN EXISTING SINGLE STOREY LIGHT INDUSTRIAL BUILDING TO CREATE PREMISES FOR THE REFURBISHMENT AND REDISTRIBUTION OF USED FURNITURE, SITING OF STORAGE CONTAINERS AND REFUSE SKIPS AND BINS AND PROVISION OF PARKING FOR STAFF AND VISITORS
REVIVE BUILDING, UNITS 23 & 24 MEADOW ROAD, WHITEHAVEN**

BEC

The above application dated 26/10/2023 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:

Standard Conditions:

1. The development hereby permitted must commence 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: -

Application Form, received 26th October 2023;
Site Location Plan, scale 1:2500, drawing no. U23&24MR - JW – 001, received 26th October 2023;
Existing Site Plan, scale 1:200, drawing no. ZZ-DR-A-90001-P01, received 26th October 2023;
Proposed Site Plan, scale 1:200, drawing no. ZZ-DR-A-90002-P02, received 26th October 2023;
Existing Ground Floor Plan, scale 1:50, drawing no. 0-DR-A-00001-P01, received 26th October 2023;
Proposed Ground Floor Plan, scale 1:50, drawing no. 00-DR-A-00011-P02, received 26th October 2023;
Proposed Mezzanine Floor Plan, scale 1:50, drawing no. ZZ-DR-A-00012-P01, received 26th October 2023;
Existing Roof Plan, scale 1:50, drawing no. RF-DR-A-27001-P01, received 26th October 2023;
Proposed Roof Plan, scale 1:50, drawing no. RF-DR-A-27002 -P01, received 26th October 2023;
Existing Elevations, scale 1:50, drawing no. ZZ-DR-A-00101-P01, received 26th October 2023;
Proposed Elevations, scale 1:50, drawing no. ZZ-DR-A-00102-P02, received 29th January 2024;
Proposed Elevations (External Design), drawing no. ZZ-DR-A-00103-P01, received 26th October 2023;
Proposed Sections and Internal Views, scale 1:50, drawing no. ZZ-DR-A-00202-P02, received 26th October 2023;
Exterior Lighting Calculations, reference DN-NR-1023-004, received 26th October 2023;
Design and Access Statement, reference IANC230078, received 26th October 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 development and use hereby permitted shall be carried out in accordance with the details set out in the Design and Access Statement, received by the Local Planning Authority on 26th October 2023 and shall be maintained as such thereafter.

Reason

In the interest of neighbouring amenity in accordance with Policy DM10 of the Copeland Local Plan.

4. The external lighting on site shall be carried out in accordance with the details set out in the Exterior Lighting Report, reference DN-NR-1023-004, received by the Local Planning Authority on 26th October 2023. The lighting 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 the Hardstanding Works:

5. Prior to the repair/construction of the hard standing, a detailed plan showing how the surface water for this site will be discharged and at what rate shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details at all times thereafter.

Reason

To ensure that satisfactory drainage is provided in accordance with Policy ENV1 of the Copeland Local Plan.

Prior to First Use:

6. The proposed parking shall be constructed and available for use prior to the first use of the development hereby approved in accordance with the Proposed Site Plan, reference ZZ-DR-A-90002-P02, received by the Local Planning Authority on 26th October 2023. The parking must be maintained in accordance with the approved details at all times thereafter.

Reason

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

Other Conditions:

Construction

7. All works and ancillary operations that are audible at the site boundary, or at such place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:

08.00 – 18.00 Monday to Friday and 08.00 – 13.00 Saturdays, and at no time on Sundays or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above. Control measures for dust and other airborne pollutants should be implemented at all times.

Reason

In the interest of the amenities of surrounding occupiers during the construction of the development.

Restricting Use

8. The use of the premises shall not be carried out outside the hours of 08.00 – 18.00 Monday to Saturday.

Reason

To safeguard the residential amenity of nearby occupiers.

Informative Note

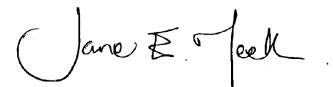
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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



Jane Meek
Assistant Director
Thriving Place and Investment

01st February 2024

**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.