



**Cumberland Council
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Fox Architectural Design Ltd
Church View Office
Church Lane
Bootle
Millom
LA19 5TE
FAO: Karl Fox

APPLICATION No: 4/23/2344/0F1

THE EXTENSION, RECONFIGURATION, AND MODERNISATION OF AN EXISTING CLUBHOUSE TO PROVIDE 2x RFU COMPLIANT CHANGING FACILITIES, 4x ADDITIONAL CHANGING FACILITIES, NEW GYM; AND THE DEMOLITION OF AN EXISTING DETACHED STORAGE BUILDING MILLOM RUGBY UNION FOOTBALL CLUB, WILSON PARK, HAVERIGG

Millom R.U.F.C

The above application dated 23/11/2023 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:

- i. 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:-

- Location/Block Plan (Amended), Scale 1:500, 1:1250 & 1:2500, Drawing Reference: 23-11-P-L, Revision: C, received by the Local Planning Authority on the 26th February 2024.
- Proposed Site Plan 01 (Amended), Scale 1:250, Drawing Reference: 23-11-P-01(1), Revision: A, received by the Local Planning Authority on the 26th February 2024.
- Proposed Site Plan 02 (Amended), Scale 1:250, Drawing Reference: 23-11-P-01(2), Revision: A, received by the Local Planning Authority on the 26th February 2024.
- Plans & Elevations as Existing, Scale 1:100, Drawing Reference: 23-1-P-02, Revision: -, received by the Local Planning Authority on the 23rd November 2023.
- Plans as Proposed (Amended), Scale 1:100, Drawing Reference: 23-11-P-04, Revision: C, received by the Local Planning Authority on the 22nd January 2024.
- Elevations as Proposed, Scale 1:100, Drawing Reference: 23-11-P-05, Revision: A, received by the Local Planning Authority on the 23rd November 2023.
- Existing Building 3D Sketches, Drawing Reference: 23-11-P-03, Revision: -, received by the Local Planning Authority on the 23rd November 2023.
- Proposed Building 3D Sketches, Drawing Reference: 23-11-P-06, Revision: A, received by the Local Planning Authority on the 23rd November 2023.
- Flood Map, received by the Local Planning Authority on the 23rd November 2023.
- Preliminary Ecological Appraisal, Prepared by Envirotech November 2023, received by the Local Planning Authority on the 23rd November 2023.
- Design & Access Statement (Amended), Prepared by Fox-AD, received by the Local Planning Authority on the 2nd January 2024.
- Application form, received by the Local Planning Authority on the 23rd November 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.

Pre Commencement Conditions:

3. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - iii. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - iv. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - v. Foul and surface water shall drain on separate systems.

The approved schemes must also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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

Reason

To ensure the provision of a satisfactory drainage scheme in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

4. Before development commences, a Construction Environmental Management Plan must be submitted to and approved in writing by the Local Planning Authority. This plan must provide details of the pollution prevention measures that will be implemented during the works, a dust management plan, and a

management plan on how surface water run-off will be managed in conditions of heavy rainfall to prevent pollution of the SAC. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

To safeguard the amenity of neighbouring occupiers in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Prior to Installation/Use Conditions:

5. Prior to its installation at this site full details of the proposed cycle store must be submitted to and approved in writing by the Local Planning Authority. The cycle store must be installed in accordance with the approved details within two months of the first occupation of the extension hereby approved and must be retained at all times thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy ST1 and DM10 of the Copeland Local Plan.

Other Conditions:

6. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out in the approved document 'Preliminary Ecological Appraisal, Prepared by Envirotech November 2023, received by the Local Planning Authority on the 23rd November 2023'. The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To protect the ecological interests evident on the site in accordance with Policies ENV3, and DM25 of the Copeland Local Plan 2013-2028.

7. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:

- Application form, received by the Local Planning Authority on the 23rd November 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 in accordance with Policy ST1 and DM10 of the Copeland Local Plan.

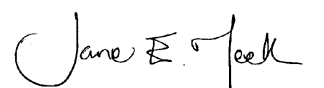
Informatives:

1. The granting of planning permission does not give the applicant the right to block or obstruct the right of way. The right of way as shown on the definitive map and statement must be kept open and unaltered for public use until an order made to divert, stop up or to temporarily close it has been confirmed.
2. During 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.

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

25th March 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.