



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) – SECTION 73

NOTICE OF GRANT OF PLANNING PERMISSION

SNG Architecture Ltd
South North Group
Greengate Business Centre
2 Greengate Street
Oldham
OL4 1FN
FAO: Mr Spencer Fretwell

APPLICATION No: 4/23/2379/0B1

**VARIATION OF CONDITION 2 (PLANS) TO AMEND APPROVED SITE PLAN TO INCLUDE 1.8M BOUNDARY FENCE & AUTOMATED ENTRANCE GATES OF PLANNING PERMISSION 4/21/2128/0F1 - FIRST FLOOR EXTENSION TO EXISTING HOTEL BUILDING & SINGLE STOREY OUTBUILDING TO CREATE GUEST SPA
DENTHOLME, CRAGG ROAD, CLEATOR MOOR**

SNG Hotel Cleator Moor Ltd

The above application dated 12/12/2023 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. -
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 12th December 2023;
Site Location Plan, scale 1:1250, received 24th March 2021;

Site Plan, scale 1:200, drawing number SNG-CL-PC-PSP-A1, received 12th December 2023;
Existing Site Plan, scale 1:500, received 24th March 2021;
Proposed Site Plan, scale 1:500, received 24th March 2021;
Existing Elevations, scale 1:100, received 24th March 2021;
Existing Ground Floor Plan, scale 1:200, received 24th March 2021;
Existing First Floor Plan, scale 1:200, received 24th March 2021;
Existing Roof Plan, scale 1:200, received 24th March 2021;
Proposed Elevations, scale 1:100, received 24th March 2021;
Proposed Ground Floor Plan, scale 1:200, received 24th March 2021;
Proposed First Floor Plan, scale 1:200, received 24th March 2021;
Proposed Roof Plan, scale 1:200, received 24th March 2021;
SPA outbuilding courtyard elevations, scale 1:100, received 24th March 2021;
Design and Access Statement, received 24th March 2021.
Euroguard Platform specifications, received 12th December 2023;
Solar Bollard Lighting specifications, received 12th December 2023;
Ground Mount Flood Light Spike specifications, received 12th December 2023;
Forum Coastal Breeze LED Outdoor Wall Light - Anthracite specifications, received 12th December 2023;
Jacksons Fencing Ornamental Swing Gates specifications, received 12th December 2023;
Recessed Inground Luminaire with Adjustable Light Distribution specifications, received 12th December 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 carriageway and footways must be designed, constructed, drained and lit to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, must be submitted to the Local Planning Authority for approval before work commences on site. No work must be commenced until a full specification has been approved. Any works so approved must be constructed before the development is complete.

Reason

To ensure a minimum standard of construction in the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

4. The use of the facility must not be commenced until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of

use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use and in accordance with Policy DM22 of the Copeland Local Plan.

5. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to the development being brought into use. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere and in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.

6. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E3 contained within the Institute of Lighting Professionals Guidance Note GN01/21 for the Reduction of Obtrusive Light 2021.

Reason

In order to safeguard the amenities of adjoining residential occupiers and in accordance with Policy ST1 of the Copeland Local Plan.

Informative

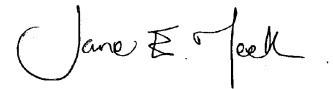
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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 that reads "Jane E. Meek". The signature is written in a cursive style with a large initial 'J' and a distinct 'E'.

Jane Meek
Assistant Director
Thriving Place and Investment

23rd 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.