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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

Avison Young
Central Square
Forth Street
Newcastle upon Tyne
NE1 3PJ
FAO: Mr Chris Johnson

APPLICATION REF: 4/24/2400/0R1

**RESERVED MATTERS APPLICATION SEEKING APPROVAL OF DETAILS
RELATING TO OUTLINE PLANNING PERMISSION 4/24/2300/0B1: THE
ERECTION OF A NEW BUILDING UP TO 4000 SQUARE METRES IN
FLOORSPACE, FOR VARIOUS USES WITH ASSOCIATED ACCESS, CAR
PARKING, LANDSCAPING AND ENGINEERING WORKS WITH FULL DETAILS
OF SCALE AND ACCESS**

**LAND TO THE NORTH EAST OF LECONFIELD INDUSTRIAL ESTATE,
CLEATOR MOOR**

Cumberland Council

The above application dated 26/11/2024 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

To comply with Section 92 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:

Documents

- Design and Access Statement (NORR) Drawings and Plans Architecture, Received 27/11/2024
- Covering Letter, by Avison Young, received 27/11/2024

Plans

Location Plan (CMIQ-NOR-HUB-ZZ-DR-A-90000 P8) received 8/10/2024.

- Site Plan – existing (CMIQ-NOR-HUB-ZZ-DR-A-90001 P8), received 8/10/2024.
- Site Plan – proposed (CMIQ-NOR-HUB-ZZ-DR-A-90002 P11), received 8/10/2024.
- Site Plan – proposed 1-200 (CMIQ-NOR-HUB-ZZ-DR-A-90003 P7), received 8/10/2024.
- Site – Block Plan (CMIQ-NOR-HUB-ZZ-DR-A-90004 P4), received 8/10/2024.
- GA Plan – Level 00 (CMIQ-NOR-HUB-00-DR-A-00001 P18), received 8/10/2024.
- GA Plan – Level 01 (CMIQ-NOR-HUB-01-DR-A-00001 P14, received 17/11/2024.

Landscape

- Landscape Site Plan (CMIQ-ONE-ZZ-XX-DR-L-0001 P17), received 8/10/2024.
- Hardworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0002 P09), received 8/10/2024.
- Softworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0003 P09), received 8/10/2024.
- Tree Retention and Protection Plan (CMIQ-ONE-ZZ-XX-DR-L-0005- P05), received 8/10/2024.
- Detailed Planting Plan 1 of 3 (CMIQ-ONE-ZZ-XX- DR-L-0201 P06). Received 8/10/2024.

- Detailed Planting Plan 2 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0202 P06) received 8/10/2024.
- Detailed Planting Plan 3 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0203 P06) received 8/10/2024.
- Outline External Levels (CMIQ-ONE-ZZ-XX-DR-L-0401 P04) received 8/10/2024.
- Mound Section Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0402 P03) received 8/10/2024.
- Mound Section Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0403 P01) received 8/10/2024.
- Typical Soft Landscape Sections Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0601 P04) received 8/10/2024.
- Typical Soft Landscape Sections Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0602 P03) received 8/10/2024.
- Refuse Store Details (CMIQ-ONE-ZZ-XX-DR-L-0603 P02) received 8/10/2024.
- Main Entrance Street Furniture Details (CMIQ-ONE-ZZ-XX-DR-L-0604 P03) received 8/10/2024.
- Cycle Store Details (CMIQ-ONE-ZZ-XX-DR-L-0606 P02) received 8/10/2024.

Drainage

- Hub – Drainage Details (CMIQ-BGP-05-XX-DR-C-52-05135 P05) received 8/10/2024.
- Hub – Flow Control Manhole (S7) (CMIQ-BGP-05-XX-DR-C-52-05136 P03) received 8/10/2024.
- Hub – Impermeable Areas Plan (CMIQ-BGP-05-XX-DR-C-52-05101 P08) received 8/10/2024.
- Hub – Drainage Enabling Works (CMIQ-BGP-05-XX-DR-C-52-05137 P03) received 8/10/2024.
- Hub – Typ. Attenuation Tank Details (CMIQ-BGP-05-XX-DR-C-52-05138 P03) received 8/10/2024.
- Hub – FW Pumping Station (CMIQ-BGP-05-XX-DR-C-52-05139 P01) received 8/10/2024.
- Hub – Drainage Plan (CMIQ-BGP-05-XX-DR-C-52-05140 P03) received 8/10/2024.
- Hub – Manhole Schedule (CMIQ-BGP-05-XX-DR-C-52-05131 P08) received 8/10/2024.

Highways and Transportation

General Arrangement (CMIQ-TTE-HUB-ZZ-DR-H-0100 P03) received 8/10/2024.

- Standard Details Sheet 1 (CMIQ-TTE-HUB-ZZ-DR-H-2600 P03) received 8/10/2024.
- Standard Details Sheet 2 (CMIQ-TTE-HUB-ZZ-DR-H-2601 P03) received 8/10/2024.
- Traffic Signs and Road Markings (CMIQ-TTE-HUB-ZZ-DR-H-1200 P03) received 8/10/2024.
- Kerbs, Footways and Paved Areas (CMIQ-TTE-HUB-ZZ-DR-H-1100 P03) received 8/10/2024.
- Pavements (CMIQ-TTE-HUB-ZZ-DR-H-0700 P03) received 8/10/2024.
- Cross Section Turning Head (CMIQ-TTE-HUB-ZZ-DR-H-0071 P03) received 8/10/2024.
- Cross Section Access Road (CMIQ-TTE-HUB-ZZ-DR-H-0070 P03) received 8/10/2024.
- Car Park Cross Sections (CMIQ-TTE-HUB-ZZ-DR-H-0060 P02 received 8/10/2024.
- Long Sections (CMIQ-TTE-HUB-ZZ-DR-H-0050 P03) received 8/10/2024.
- Drainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0500 P03) received 8/10/2024.
- Site Clearance (CMIQ-TTE-HUB-ZZ-DR-H-0200 P03) received 8/10/2024.
- Swept Path Analysis Fire Truck (CMIQ-TTE-HUB-ZZ-SK-H-0017 P01) received 8/10/2024.
- Swept Path Analysis 3.5t Around Hub Centre (CMIQ-TTE-HUB-ZZ-SK-H-0016 P01) received 8/10/2024.
- Swept Path Analysis Refuse Vehicle (CMIQ-TTE-HUB-ZZ-SK-H-0015 P01) received 8/10/2024.
- Swept Path Analysis 7.5t South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0014 P01) received 8/10/2024.
- Swept Path Analysis South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0013 P01) received 8/10/2024.
- Swept Path Analysis 3.5t Van 3 Delivery Zones (CMIQ-TTE-HUB-ZZ-SK-H-0011 P01) received 8/10/2024.
- Isopachytes (CMIQ-TTE-HUB-ZZ-DR-H-0600 P02) received 8/10/2024.
- Chainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0010 P03) received 8/10/2024.
- Contours (CMIQ-TTE-HUB-ZZ-DR-H-0000 P02) received 8/10/2024.

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. All landscape works shall be carried out in accordance with the details illustrated on the three approved Landscape Plans (Drawing No: CMIQ-ONE1ZZ-XX-DR-L-0201, -0202 & -0203 Rev.P06) received by the Local Planning Authority.

The works shall be carried out in the first planting season following the completion of the development.

Any trees or shrubs that die, are removed, or become severely damaged or diseased, within five years of planting shall be replaced the following planting season with trees or shrubs of a similar size and species to those originally specified, unless varied by written consent from the Local Planning Authority

Reason

To ensure the landscaping details as specified are satisfactorily implemented.

Coal Informative

The proposed development site 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

25th February 2025

A handwritten signature in black ink, appearing to read 'N. Hayhurst' with a stylized flourish at the end.

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

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/planning-inspectorate>. 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.