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

Please Contact: Principal Planning Officer
Officer Tel No: 01946 598420
My Ref: 4/24/2403/DOC
Date: 24 February 2025

Dear Mr Johnson,

APPLICATION TO DISCHARGE CONDITIONS 4, 5, 17 AND 18 OF NEW S73 OUTLINE PLANNING PERMISSION REFERENCE 4/24/2300/0B1- DISCHARGE OF CONDITIONS OF PLANNING PERMISSION REF: 4/24/2403/DOC

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

I write with reference to the above application seeking the discharge of the requirements of conditions 4,5,17 and 18 attached to the planning application reference 4/24/2403/DOC.

The information submitted in support of the application comprises:

Car Park, Carriageways, Highways, Footpaths and Cycleways (Conditions 4 and 17)

- General Arrangement (CMIQ-TTE-HUB-ZZ-DR-H-0100 P03)
- Standard Details Sheet 1 (CMIQ-TTE-HUB-ZZ-DR-H-2600 P03)
- Standard Details Sheet 2 (CMIQ-TTE-HUB-ZZ-DR-H-2601 P03)
- Traffic Signs and Road Markings (CMIQ-TTE-HUB-ZZ-DR-H-1200 P03)
- Kerbs, Footways and Paved Areas (CMIQ-TTE-HUB-ZZ-DR-H-1100 P03)
- Pavements (CMIQ-TTE-HUB-ZZ-DR-H-0700 P03)
- Cross Section Turning Head (CMIQ-TTE-HUB-ZZ-DR-H-0071 P03)
- Cross Section Access Road (CMIQ-TTE-HUB-ZZ-DR-H-0070 P03)
- Car Park Cross Sections (CMIQ-TTE-HUB-ZZ-DR-H-0060 P02)
- Long Sections (CMIQ-TTE-HUB-ZZ-DR-H-0050 P03)
- Drainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0500 P03)
- Site Clearance (CMIQ-TTE-HUB-ZZ-DR-H-0200 P03)
- Swept Path Analysis Fire Truck (CMIQ-TTE-HUB-ZZ-SK-H-0017 P01)

- Swept Path Analysis 3.5t Around Hub Centre (CMIQ-TTE-HUB-ZZ-SK-H-0016 P01)
- Swept Path Analysis Refuse Vehicle (CMIQ-TTE-HUB-ZZ-SK-H-0015 P01)
- Swept Path Analysis 7.5t South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0014 P01)
- Swept Path Analysis South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0013 P01)
- Swept Path Analysis 3.5t Van 3 Delivery Zones (CMIQ-TTE-HUB-ZZ-SK-H-0011 P01)
- Isopachytes (CMIQ-TTE-HUB-ZZ-DR-H-0600 P02)
- Chainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0010 P03)
- Contours (CMIQ-TTE-HUB-ZZ-DR-H-0000 P02)

Surface Water Drainage (Condition 5)

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

Landscape Details (Condition 18)

- Landscape Site Plan (CMIQ-ONE-ZZ-XX-DR-L-0001 P17)
- Hardworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0002 P09)
- Softworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0003 P09)
- Tree Retention and Protection Plan (CMIQ-ONE-ZZ-XX-DR-L-0005- P05)
- Detailed Planting Plan 1 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0201 P06)
- Detailed Planting Plan 2 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0202 P06)
- Detailed Planting Plan 3 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0203 P06)
- Outline External Levels (CMIQ-ONE-ZZ-XX-DR-L-0401 P04)
- Mound Section Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0402 P03)
- Mound Section Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0403 P01)
- Typical Soft Landscape Sections Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0601 P04)
- Typical Soft Landscape Sections Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0602 P03)
- Refuse Store Details (CMIQ-ONE-ZZ-XX-DR-L-0603 P02)
- Main Entrance Street Furniture Details (CMIQ-ONE-ZZ-XX-DR-L-0604 P03)
- Cycle Store Details (CMIQ-ONE-ZZ-XX-DR-L-0606 P02)

Decision of Council

Pursuant to the above, it is confirmed that the requirements of planning conditions 4,5.17 and 18 attached to the planning permission reference 4/24/2300/0B1 are formally discharged

I trust the above is both clear and acceptable. However, if you have any queries, please do not hesitate to contact the Development Management team.

Yours sincerely

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

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking