



**Cumberland Council**  
**Cumbria House**  
**107-117 Botchergate**  
**Carlisle**  
**Cumbria CA1 1RD**  
**Telephone 0300 373 3730**  
**[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Architects Plus (UK) Ltd  
Victoria Galleries  
Viaduct House  
Victoria Viaduct  
Carlisle  
CA3 8AN

**APPLICATION No: 4/24/2429/0F1**

**CHANGE OF USE OF SITE TO ACCOMMODATE SHOP (TRADE COUNTER),  
WAREHOUSE, OFFICES AND STORAGE; & PROPOSED TWO STOREY LINK  
EXTENSION TO CONNECT EXISTING UNITS 10 AND 14, INCLUDING  
RECLADDING OF UNIT 10 AND FORMATION OF NEW OPENINGS TO UNITS 10  
AND 14 AND EXTERNAL WORKS (PART RETROSPECTIVE)**

**10/14 BRIDGE END INDUSTRIAL ESTATE, EGREMONT**

**Thomas Graham and Sons Ltd**

The above application dated 23/12/2024 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 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. Permission must relate 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 by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Site Location Plan, Scale 1:1250, Drawing Number: 23034-PL01, Revision: -, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Existing Block Plan, Scale 1:500, Drawing Number: 23034-PL02, Revision: -, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Existing Site Plan, Scale 1:200, Drawing Number: 23034-PL03, Revision: -, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Proposed Site Plan, Scale 1:200, Drawing Number: 23034-PL08A, Revision: A, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Existing GF Floor Plan, Scale 1:200, Drawing Number: 23034-PL04, Revision: -, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Existing FF Plan (Amended), Scale 1:200, Drawing Number: 23034—PL05, Revision: A, received by the Local Planning Authority on the 23<sup>rd</sup> January 2025.
- Proposed GF and FF Plans, Scale 1:200, Drawing Number: 23034-PL09, Revision: A, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Proposed SF, TF & Roof Plans, Scale 1:200, Drawing Number: 23034-PL10, Revision: -, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Existing N East & N West Elevations, Scale 1:100, Drawing Number: 23034-PL06, Revision: -, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Existing S East & N West Elevations, Scale 1:100, Drawing Number: 23034-PL07, Revision: -, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Proposed N East & N West Elevations (Amended), Scale 1:100, Drawing Number: 23034—PL11, Revision: A, received by the Local Planning Authority on the 18<sup>th</sup> February 2025.
- Proposed S East & S West Elevations (Amended), Scale 1:100, Drawing

Number: 23034—PL12, Revision: B, received by the Local Planning Authority on the 18<sup>th</sup> February 2025.

- Landscape Plan, Scale: As Shown, Drawing No: WW/L01B, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Ecological Impact Assessment, Prepared by Waterman Infrastructure & Environment Ltd December 2024, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Design Stage Biodiversity Net Gain Assessment, Prepared by Waterman Infrastructure & Environment Ltd December 2024, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Plant Schedule, Prepared by Westwood Landscape Design December 2024, Revision: B, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Plant Schedule – Schedule of Quantities for BNG, Prepared by Westwood Landscape Design December 2024, Revision: B, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Flood Risk Assessment & Drainage Strategy, Prepared by A L Daines & Partners December 2024, Ref: 23-C-17325, Rev: A, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Design and Access Statement (Amended), Prepared by Architects Plus February 2025, Revision: A, received by the Local Planning Authority on the 18<sup>th</sup> February 2025.
- Arboriculture Method Statement, Prepared by Westwood Landscape Design February 2024, received by the Local Planning Authority on the 27<sup>th</sup> February 2025.
- Tree Protection Plan, Scale: As Shown, Drawing No: WW/L02, received by the Local Planning Authority on the 27<sup>th</sup> February 2025.
- Drainage Statement, Prepared by A L Daines & Partners March 2025, Ref: 23-C-17325, Rev: 0, received by the Local Planning Authority on the 1<sup>st</sup> April 2025.
- Appendix A – Proposed Drainage Layout, Scale: 1:10, Drawing No: C0666/L/01, Revision: E, received by the Local Planning Authority on the 1<sup>st</sup> April 2025.
- Appendix B – Site Borehole Data, received by the Local Planning Authority on the 1<sup>st</sup> April 2025.
- Appendix C – Proposed Drainage Hardstanding Areas (Amended), Scale 1:200, Drawing No: 23-C-17325/902, Revision: A, received by the Local Planning Authority on the 29<sup>th</sup> April 2025.
- Construction Environmental Management Plan (CEMP), Prepared by Architects Plus June 2025, received by the Local Planning Authority on the 4<sup>th</sup> June 2025.

## 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.

### Prior to Occupation Conditions:

3. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the following approved documents:
  - Flood Risk Assessment & Drainage Strategy, Prepared by A L Daines & Partners December 2024, Ref: 23-C-17325, Rev: A, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
  - Drainage Statement, Prepared by A L Daines & Partners March 2025, Ref: 23-C-17325, Rev: 0, received by the Local Planning Authority on the 1<sup>st</sup> April 2025.
  - Appendix A – Proposed Drainage Layout, Scale: 1:10, Drawing No: C0666/L/01, Revision: E, received by the Local Planning Authority on the 1<sup>st</sup> April 2025.
  - Appendix B – Site Borehole Data, received by the Local Planning Authority on the 1<sup>st</sup> April 2025.
  - Appendix C – Proposed Drainage Hardstanding Areas (Amended), Scale 1:200, Drawing No: 23-C-17325/902, Revision: A, received by the Local Planning Authority on the 29<sup>th</sup> April 2025.

For the avoidance of doubt surface no surface water will be permitted to drain directly or indirectly into the public sewer.

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

## Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies DS6 and DS7 of the Copeland Local Plan.

Other Conditions:

4. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the following approved documents:
- Ecological Impact Assessment, Prepared by Waterman Infrastructure & Environment Ltd December 2024, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
  - Construction Environmental Management Plan (CEMP), Prepared by Architects Plus June 2025, received by the Local Planning Authority on the 4<sup>th</sup> June 2025.

The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To ensure that ecology is protected in accordance with Policy N1 of the Copeland Local Plan 2013-2028.

5. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the following approved documents:
- Arboriculture Method Statement, Prepared by Westwood Landscape Design February 2024, received by the Local Planning Authority on the 27<sup>th</sup> February 2025.
  - Tree Protection Plan, Scale: As Shown, Drawing No: WW/L02, received by the Local Planning Authority on the 27<sup>th</sup> February 2025.
  - Design Stage Biodiversity Net Gain Assessment, Prepared by Waterman Infrastructure & Environment Ltd December 2024, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.

The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To ensure that existing trees are protected in accordance with Policy N1 and N3 of the Copeland Local Plan 2013-2028.

6. All hard and soft landscape works must be carried out in accordance with the details illustrated on the following approved documents:

- Landscape Plan, Scale: As Shown, Drawing No: WW/L01B, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Plant Schedule, Prepared by Westwood Landscape Design December 2024, Revision: B, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.
- Plant Schedule – Schedule of Quantities for BNG, Prepared by Westwood Landscape Design December 2024, Revision: B, received by the Local Planning Authority on the 23<sup>rd</sup> December 2024.

The approved works must be implemented in full during the first planting season following completion of the development. Any trees or shrubs which are removed, die or become severely damaged or diseased within ten years of their first planting must be replaced in the next planting season with a similar species and in a similar location within one growing season. Any alterations to the agreed Landscape Plan should be approved in writing by the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy N1 of the Copeland Local Plan 2013-2028.

7. The use of the building hereby approved must only be permitted to the public/customers between:

- 7:00am – 17:00pm Monday to Friday.

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan.

8. Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours:

- Monday to Friday 08.00 – 18.00

- Saturday 08.00 – 13.00

No construction works shall take place at any 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 unless otherwise agreed with the Local Planning Authority.

Measures for the mitigation of dust and other airborne pollutants should also be taken at all times during the construction phase.

#### Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan.

9. Artificial light to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E2 contained within Table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01:2021.

#### Reason

To safeguard the amenities of nearby residential occupiers in accordance with Policy DS4 of the Copeland Local Plan.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development

can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

**Informative:**

**Biodiversity Net Gain Exception**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.


Applicable exemptions: Retrospective planning application.

**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

09th June 2025

  
Nick Hayhurst  
Head of Planning and Place  
Inclusive Growth and Placemaking



**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](mailto: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.