

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2429/0F1	
2.	Proposed Development:	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)	
3.	Location:	10/14 BRIDGE END INDUSTRIAL ESTATE, EGREMONT	
4.	Parish:	Egremont	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location		

This application relates to existing Industrial Units 10 & 14 located within the south of the Bridge End Industrial Estate. The Industrial Estate is located on the southern edge of Egremont and to the west of the A595. The site area is 0.86ha. Both units have been vacant since 2023.

Relevant Planning History

4/16/2058/0F1 – Alteration to commercial frontage and siting of portacabin – Approved.

Proposal

This application seeks planning permission to change the use of the existing vacant units to allow for Thomas Graham to relocate and expand their operations within the Industrial Estate. The proposed change of use will allow the existing units to accommodate a shop (trade counter), warehouse, offices and storage.

The proposal also seeks permission of the erection of a two-storey link extension to connect the existing two units, utilising an unused strip of land between the two buildings. The proposed extension will create an additional footprint of 250m² and will allow the site to be utilised as one larger unit.

Externally the building will match the existing elevation treatment of unit 14, with brickwork at low level with grey composite cladding. The overall height of the proposed extension will match that of Unit 10.

As part of the redevelopment of the site, to comply with Building Regulations, Unit 10 will benefit from recladding to the external walls and roof in a matching grey.

The application also seeks permission for the formation of new openings in both units and external works, including a new gravel and yard area, and a landscaping scheme. The location of the main pedestrian access / egress to the building will remain unchanged, with upgraded replacement entrance doors to the trade counter in Unit 10. Additional sectional overhead doors and personnel doors will be provided in Unit 14, with additional fire doors in Unit 10.

The existing car parking spaces to the north east corner of Unit 10 will be designated as customer parking. The existing parking to the rear of Unit 14 will be designated as staff parking. Yard space for deliveries will be provided to the western side of the site, to the rear of Unit 10 and 14.

Operation hours of the site will be 7am – 5pm Monday to Friday.

This application is part retrospective, with works ongoing at the site.

Consultation Responses

Egremont Town Council

27th January 2025

Councillors welcome the expansion of a local business and therefore have no objections.

22nd May 2025

No objections.

Cumberland Council – Highway Authority & Lead Local Flood Authority

3rd February 2025

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

10th April 2025

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that the response made previously should still apply.

29th May 2025

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that the response made previously should still apply.

United Utilities

10th February 2025

Following our review of the submitted drainage documents; Flood Risk Assessment, prepared by A L Daines & Partners, Ref: 23-C-17325 and Drainage Strategy Ref: A, Dated December 2024, the plans are not acceptable to United Utilities. This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems.

We request that the applicant provides a detailed drainage plan.

Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice: sustainable surface water drainage and foul water drainage scheme.

24th April 2025

Following our review of the submitted drainage documents (Drainage Statement ref 23-C-17325 rev 0 dated Mar 2025, drainage hardstanding areas plan ref 23-C-17325/902, and Proposed Drainage Layout ref C0666/L/01 Rev E), the drainage proposals are not acceptable to United Utilities. This is because we are still have potential concerns with the proximity of

the proposed yard to the public foul rising main which crosses through the site. We request evidence the proposed yard is outside the easement of the rising main.

Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice: sustainable surface water drainage and foul water drainage scheme.

21st May 2025

Following our review of the submitted plan showing the rising main and associated easement with sufficient clearance to the proposals, we can confirm the proposals outlined in the previously submitted drainage documents are acceptable in principle to United Utilities and therefore should planning permission be granted we request a condition to secure the proposed drainage scheme.

Environment Agency

28th January 2025

We have no objections to the development as proposed, however we do wish to make the following comments:-

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by A L Daines & Partners LLP (referenced: 23-C-17325 Rev A; dated: December 2024).

We have reviewed the FRA in so far as it relates to our remit and we are satisfied that the development would be safe without exacerbating flood risk elsewhere.

3rd June 2025

Please refer to our previous response referenced NO/2025/116538/01-L01 and dated 28 January 2025. We have reviewed the additional information submitted and we do not wish to make any additional comments.

Cumberland Council – Environmental Health

6th February 2025

There are no objections to this development from Environmental Health, subject to the following comments.

The site lies within a zone of influence of potential contamination from the historical infilling of disused railway cuttings during works to construct the A595 Egremont bypass trunk road in the early 1990s.

Given the limited scale of the proposed works on this development and its commercial end use, the overall risk of this contamination is seen as low however a condition for unexpected contamination may be imposed if any ground works are to take place on this development.

It is noted that the proposed hours of opening (07.00 – 17.00 Monday to Friday) are slightly longer than those currently (08.00 – 17.00 Monday to Friday). There are residential dwellings

in proximity to the industrial estate but Environmental Health have not received any past complaints about noise from the current Thomas Graham & Sons Ltd premises.

Road traffic noise will be the dominant noise source during the early morning hours in any case and therefore Environmental Health would not object to the earlier start proposed.

Noise from the construction activities of the development may be confined to standard construction working hours, pending any health and safety concerns.

Any external lighting on site associated with the development should be appropriate to the locality.

27th May 2025

There are no objections to this development from Environmental Health subject to those comments previously made dated 06.02.2025.

Natural England

No comments received.

Cumberland Council – Ecologist

No comments received.

Arboriculture Consultant – Treescapes Consultancy Ltd

12th February 2025

DISCUSSION

Following our site visit, we have the following comment/observation to make on the proposed development.

The property has a variety of trees surrounding the existing Units 10 and 14. The applicant has not submitted an Arboricultural Impact Assessment to show the impact of the development on the surrounding trees. Although the plans indicate the landscaping will be retained as part of the proposed development.

RECOMMENDATIONS

We recommend attaching the following conditions to any planning permission: Arboricultural Method Statement.

3rd June 2025

The applicant has submitted an Arboricultural Method Statement and Tree Protection Plan, produced by Westwood Landscape and dated 26 and 27 February 2025, to provide details how to protect the retained trees during the construction operations.

RECOMMENDATIONS

We recommend attaching the following conditions to any planning permission: complete development in accordance with Method Statement & Tree Protection Plan.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to 10 properties. No responses have been received to this statutory notification period.

Public Reconsultation

Following the receipt of amended/additional information for the application and an amendment to the application description a reconsultation was undertaken for all neighbouring properties previously consulted on this application. No responses have been received to this notification period.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Strategic Policy E1: Economic Growth

Strategic Policy E2: Location of Employment

Strategic Policy E5: Employment Sites and Allocations

Strategic Policy R1: Vitality and Viability of Town Centres and Villages within the Hierarchy
Strategic

Strategic Policy R4: The Key Service Centres

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Policy N3: Biodiversity Net Gain

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (2024)

Cumbria Development Design Guide

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Assessment

The key issues raised by this application relate to the principle of the development; impact of the development; impact on highway safety; flood risk and drainage; and impact on biodiversity and ecology.

Principle of Development

Egremont is identified in Strategic Policy DS1 as one of the a Key Service Centres due to it providing a wide range of services, including convenience and comparison stores, employment opportunities, schools and healthcare. The Key Service Centres act as service hubs for nearby villages. It is stated that the focus for development in Key Service Centres will be for town centre developments, employment development and medium scale housing extensions, windfall and infill development.

The settlement boundary for Egremont is defined in Strategic Policy DS2. The application site is located within the Egremont settlement boundary. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

Strategic Policy E1 states that the economy of Copeland will be strengthened and broadened to provide a diverse range of employment and economic opportunities that will attract new key industries and provide the flexibility to accommodate existing businesses and new initiatives by: Maintaining, enhancing, regenerating and where appropriate extending the employment base in our towns and settlements in accordance with the Development Strategy, and supporting the economies of our rural communities; Prioritising high-quality office provision within Whitehaven and the Key Service Centres to meet inward investment needs; and Promoting investment in the public realm of employment sites and working with owners to achieve improvement and regeneration of appropriate sites.

Strategic Policy E2 of the Local Plan states that proposals for employment development (i.e. B2, B8 and E(g) Uses) will be supported where they: provide the type and scale of development that is appropriate for its settlement; and are located on allocated employment sites or existing employment land either through the reuse or redevelopment of existing premises and where appropriate intensification of use. Where the following impacts occur, development will only be supported where the mitigation measures proposed are deemed by the Council to make the development acceptable: transport impact, vulnerability to flooding; impact on residential amenity; impact on landscape character/settlement character, impact on biodiversity, and impact on the historic environment and heritage assets.

Strategic Policy E5 of the Copeland Local Plan states development within the boundaries of employment site and allocations, including Bridge End, will be supported where criteria set out in E1 and E2 are met. Development is restricted within this policy to E(g), B2 and B8 Use Class.

The application seeks to change the use of two existing vacant units located within Bridge End Industrial Estate, to allow for Thomas Graham to relocate and expand their operations within Egremont. The proposed change of use will allow the existing units to accommodate a mixed use retain the existing B2 and B8 use of the site, whilst introducing an area for shop (trade counter). The proposal will enhance and regenerate the existing industrial units within the Key Service Centre and will allow an existing business to expand within the local area.

The principle of this development is therefore considered acceptable in accordance with Policy DS1, DS2, E1, E2, and E5 of the Copeland Local Plan, and the provisions of the NPPF.

Impact of the Development

Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

The main element of the proposed change of use will be within the existing footprint of the building. A two storey link extension is proposed to connect the two units utilising the unused strip of land between the two buildings. The height of the extension will match that of the smaller unit and will be finished externally to match. The alterations to the units are not considered to significantly impact on the overall character or appearance of the existing buildings or wider Industrial Estate streetscene.

As the proposed change of use utilises the existing building, with a small extension proposed between the existing units, the proposal will not bring the industrial use closer to any neighbouring properties retaining separation distances. Whilst there are some external alterations proposed in terms of openings, adequate separation distances are retained and will therefore not impact on residential amenity.

The Council's Environmental Health Officer has reviewed this application and has confirmed that they have no objections to the development subject to conditions relating to lighting, construction and contamination. Operation hours will also be controlled by an appropriately worded planning condition on any decision notice for this application.

Based on the inclusion of conditions outlined above, the proposal is considered to comply with Policy DS4 of the Copeland Local Plan and the provisions of the NPPF.

Highway Safety

Strategic Policy CO4 requires that proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment.

Policy CO7 of the Copeland Local Plan states that proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate.

As part of the proposed development the existing car parks for each unit will be retained, with the parking spaces serving Unit 10 being designated for customer parking and the space associated with Unit 14 designated as staff parking. Yard space for deliveries will be provided to the rear of Unit 10 and 14.

The Highway Authority have reviewed the application and have confirmed no objections to the proposal development as it is considered that it will not have a material effect on existing highway conditions.

On this basis the proposal is considered to be compliant with the Policy CO4 and CO7 of the Copeland Local Plan, and provisions of the NPPF.

Flood Risk & Drainage

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 2. The application is therefore supported by a Flood Risk Assessment. This assessment concludes that the existing site is an existing industrial unit within the Less Vulnerable category, the proposed development makes no meaningful change to the existing scenario and therefore does not increase flood risk at the site or beyond its boundary.

The existing units currently drain foul and surface water separately into existing UU adopted sewer system within the Industrial Estate access road. There will be no alterations to this. The proposed additional yard area is to be constructed using a permeable surfacing with a permeable make up below to allow direct infiltration to ground. No changes are to be made to the remainder of the site with all existing hardstanding areas maintaining their current drainage routes.

UU original raised concerns regarding the proposed drainage scheme for this development. Following the submission of amended details and a drainage statement justifying the site proposals for surface water, UU confirmed they had no objections to the proposal subject to a condition to secure the proposed drainage scheme.

The LLFA have confirmed no objections to the application as the development will not increase flood risk at the site or elsewhere.

No objections have been received from the Environment Agency.

Based on the inclusion of conditions outlined above, the proposal is considered to achieve the requirement of Policies DS6 and DS7 of the Copeland Local Plan, and the NPPF.

Impact on Biodiversity and Ecology

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however exempt from these BNG requirements. In this instance the development is considered exempt from BNG as the development is part retrospective with all works commenced on site including internal and external alterations, and the construction of the link extension.

The application is however supported by Design Stage Biodiversity Net Gain Assessment which confirms that the implementation of the proposed landscaping scheme will create net gain of +17.95% biodiversity habitat units for the Habitat Module and +761.6% hedgerow units for the Hedgerow Module. A condition will therefore be included to secure the implementation of the landscaping scheme.

This application is supported by an Ecological Impact Assessment. This report concludes the following:

- Ecological features identified within the Zol include, foraging and commuting bats (important at a Site level), nesting birds (important at a Site level), otter (assumed presence in the River Ehen, assumed to be County Importance).
- Although absent at the time of survey the incidental presence of badger and red squirrel on Site has been assumed as a precaution.
- The presence of non-native invasive species on Site has been confirmed.
- No significant impacts to these IEFs are predicted, and standard avoidance measures are expected to result in no residual effects.
- Ecological input will be provided in the production of a CEMP to avoid breaching wildlife legislation and implement standard avoidance measures. These will include: Standard pollution prevention measures to limit the Zol of the construction works to the Site boundary; Limiting de-vegetation and habitat loss within the Site as far as possible; Limiting de-vegetation works to avoid the breeding bird season as far as possible; Pre commencement / vegetation clearance checks for breeding birds, badger, red squirrel and otter; Measures to notify an ecologist should any of these species be identified; Standard measures to avoid harm to inquisitive mammals on Site; and The development of a lighting strategy to prevent light spill onto the River Ehen and outside of the Site.
- Habitat re-instatement, creation and enhancement opportunities have been explored as part of a BNG Assessment

Based on the findings of this report a Construction Environmental Management Plan (CEMP) has been submitted by the agent. This report has been produced to avoid, minimise and mitigate any effects of the development upon the environment and surrounding communities. The report details the process for site inductions, updating neighbours and the complaints procedure, along with the roles and responsibilities of each party on site. The report also sets

	<p>out details of the proposed site works, including restrictions and sequence of works, the site set up, traffic management, and the mitigation measures to be introduced to limit the impacts on the environment and ecology.</p> <p>A condition will be placed on this decision notice to ensure the development is carried out with the submitted Ecological Impact Assessment and the CEMP.</p> <p>On this basis, it is considered that the development complies with the requirements of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF.</p> <p><u>Planning Balance and Conclusions</u></p> <p>The application site is located within the defined settlement boundary for Egremont, which is identified as a Key Service Centre under Policy DS1 of the Local Plan.</p> <p>The application seeks to change the use of two existing vacant units located within Bridge End Industrial Estate, to allow an existing well-established business to relocate and expand their operations within Egremont. The proposal will enhance and regenerate the existing industrial units within the Key Service Centre and will allow an existing business to expand within the local area.</p> <p>As the proposed change of use utilises the existing building, with a small extension proposed between the existing units, the development is not considered to significantly impact on the overall character or appearance of the existing buildings and will retain separation distances with neighbouring properties.</p> <p>Existing car parking will be utilised to provide parking for customers and staff. No objections have been received from the Highway Authority.</p> <p>Following the submission of amended/additional information the proposed drainage scheme is acceptable and will not increase flood risk.</p> <p>Conditions will also be utilised to secure operation hours, construction hours, lighting, landscaping, tree protection, and ecology.</p> <p>On balance the positive benefits that would result from this proposal outweigh any potential harm and the proposal represents a sustainable form of development which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions:</u></p>

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 23rd December 2024.
 - Site Location Plan, Scale 1:1250, Drawing Number: 23034-PL01, Revision: -, received by the Local Planning Authority on the 23rd December 2024.
 - Existing Block Plan, Scale 1:500, Drawing Number: 23034-PL02, Revision: -, received by the Local Planning Authority on the 23rd December 2024.
 - Existing Site Plan, Scale 1:200, Drawing Number: 23034-PL03, Revision: -, received by the Local Planning Authority on the 23rd December 2024.
 - Proposed Site Plan, Scale 1:200, Drawing Number: 23034-PL08A, Revision: A, received by the Local Planning Authority on the 23rd December 2024.
 - Existing GF Floor Plan, Scale 1:200, Drawing Number: 23034-PL04, Revision: -, received by the Local Planning Authority on the 23rd December 2024.
 - Existing FF Plan (Amended), Scale 1:200, Drawing Number: 23034—PL05, Revision: A, received by the Local Planning Authority on the 23rd January 2025.
 - Proposed GF and FF Plans, Scale 1:200, Drawing Number: 23034-PL09, Revision: A, received by the Local Planning Authority on the 23rd December 2024.
 - Proposed SF, TF & Roof Plans, Scale 1:200, Drawing Number: 23034-PL10, Revision: -, received by the Local Planning Authority on the 23rd December 2024.
 - Existing N East & N West Elevations, Scale 1:100, Drawing Number: 23034-PL06, Revision: -, received by the Local Planning Authority on the 23rd December 2024.
 - Existing S East & N West Elevations, Scale 1:100, Drawing Number: 23034-PL07, Revision: -, received by the Local Planning Authority on the 23rd 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 18th 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 18th February 2025.
 - Landscape Plan, Scale: As Shown, Drawing No: WW/L01B, received by the Local Planning Authority on the 23rd December 2024.
 - Ecological Impact Assessment, Prepared by Waterman Infrastructure &

Environment Ltd December 2024, received by the Local Planning Authority on the 23rd December 2024.

- Design Stage Biodiversity Net Gain Assessment, Prepared by Waterman Infrastructure & Environment Ltd December 2024, received by the Local Planning Authority on the 23rd December 2024.
- Plant Schedule, Prepared by Westwood Landscape Design December 2024, Revision: B, received by the Local Planning Authority on the 23rd 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 23rd 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 23rd December 2024.
- Design and Access Statement (Amended), Prepared by Architects Plus February 2025, Revision: A, received by the Local Planning Authority on the 18th February 2025.
- Arboriculture Method Statement, Prepared by Westwood Landscape Design February 2024, received by the Local Planning Authority on the 27th February 2025.
- Tree Protection Plan, Scale: As Shown, Drawing No: WW/L02, received by the Local Planning Authority on the 27th 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 1st 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 1st April 2025.
- Appendix B – Site Borehole Data, received by the Local Planning Authority on the 1st 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 29th April 2025.
- Construction Environmental Management Plan (CEMP), Prepared by Architects Plus June 2025, received by the Local Planning Authority on the 4th 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 23rd 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 1st 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 1st April 2025.
- Appendix B – Site Borehole Data, received by the Local Planning Authority on the 1st 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 29th 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 23rd December 2024.
- Construction Environmental Management Plan (CEMP), Prepared by Architects Plus June 2025, received by the Local Planning Authority on the 4th 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 27th February 2025.
 - Tree Protection Plan, Scale: As Shown, Drawing No: WW/L02, received by the Local Planning Authority on the 27th February 2025.
 - Design Stage Biodiversity Net Gain Assessment, Prepared by Waterman Infrastructure & Environment Ltd December 2024, received by the Local Planning Authority on the 23rd 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 23rd December 2024.
 - Plant Schedule, Prepared by Westwood Landscape Design December 2024, Revision: B, received by the Local Planning Authority on the 23rd 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 23rd 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 – Exemption

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.
Case Officer: C. Burns	Date : 06.06.2025
Authorising Officer: N.J. Hayhurst	Date : 09.06.2025
Dedicated responses to:- N/A	