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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

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

APPLICATION No: 4/25/2007/0F1

PARTIAL DEMOLITION OF UNIT 1 BRANNANS, LECONFIELD INDUSTRIAL ESTATE
UNIT 1 (BRANNANS), LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR

Cumberland Council

The above application dated 14/01/2025 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 shall 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. This permission relates to the following plans and documents received on the respective dates and development must be carried out in accordance with them:

LUF-ONE-01-XX-D-L-0003 Rev P01, Site Location Plan
LUF-ONE-01-XX-D-L-0001 Rev P01, Existing Site Plan
LUF-NOR-01-00-D-A-00001 Rev P01, Existing Floor Plan
| LUF-NOR-01-ZZ-D-A-27001 Rev P02, Existing Roof Plan
LUF-NOR-01-ZZ-D-A-00101 Rev P01, Existing Elevations 1 of 2
LUF-NOR-01-ZZ-D-A-00102 Rev P01, Existing Elevations 2 of 2
LUF-NOR-01-ZZ-D-A-00201 Rev P01, Existing Sections 1 of 2
LUF-NOR-01-ZZ-D-A-00202 Rev P01, Existing Sections 2 of 2
LUF-ONE-01-XX-D-L-0002 Rev P09, Proposed Site Plan
| LUF-NOR-01-00-D-A-00002 Rev P06, Proposed Plan
LUF-NOR-01-ZZ-D-A-27002 Rev P04, Proposed Roof Plan
LUF-NOR-01-00-D-A-00013 Rev P06, Demolition Plan
LUF-NOR-01-ZZ-D-A-27003 Rev P04, Demolished Roof
LUF-NOR-01-ZZ-D-A-00103 Rev P03, Demolished Elevations 1 of 2
LUF-NOR-01-ZZ-D-A-00104 Rev P02, Demolished Elevations 2 of 2
LUF-NOR-01-ZZ-D-A-00203 Rev P02, Demolished Sections 1 of 2
LUF-NOR-01-ZZ-D-A-00204 Rev P02, Demolished Sections 2 of 2
LUF-CUR-XX-R1-D-S-26001 Rev P01, Zone B Roof GA - Demolition
LUF-CUR-XX-ZZ-D-S-26100 Rev P01, Zone B Building sections - Demolition Sheet 1
LUF-CUR-XX-ZZ-D-S-26500 Rev P01, Zone B 3D Views - Unit 1 Demolition
LUF-CUR-XX-00-D-S-26000 Rev P01, All Zones Level 00 General Arrangement - Demolition
LUF-NOR-01-ZZ-D-A-21202 Rev P06, Work to Form New Gable Wall
LUF-NOR-01-ZZ-D-A-21204 Rev P09, Works to Form a New Entrance Wall
LUF-CUR-XX-XX-T-S-00001 Rev P01, Pre-Demolition Inspection Survey
LUF-CUR-XX-XX-T-S-00002 Rev P01, Unit 1 Leconfield - Demolition Specification
LUF-NOR-01-ZZ-D-A-68001 Rev P07 Fire Strategy
LUF-CUR-XX-XX-T-S-00003 P Rev P01, Photograph Log
LUF-CUR-XX-XX-T-S-00004 Rev P01, Photograph Log Report
LUF-TTE-XX-XX-T-Z-7844 Breeding Bird Survey Report
LUF-TTE-XX-XX-T-Z-7843 Bat Roost Survey Report (Unit 1 Refurbishment)
LUF-NOR-01-ZZ-D-A-21202 Rev P06, Works to form new gable wall
LUF-BGP-01-XX-D-C-01130 Rev P04 Drainage Plan
LUF-BGP-01-XX-D-C-01135 Rev P01 Drainage Details

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.

Drainage

3. The development shall be carried out in full accordance with the Drainage Details reference LUF-BGP-01-XX-D-C-01135 Rev P01 and the Drainage Plan reference LUF-BGP-01-XX-D-C-01130 Rev P04. Development shall be carried out in accordance with the approved details at all times thereafter.

Reason

To promote prevent uncontrolled run off from the site and to manage the risk of flooding and pollution in accordance with policy DS6 and DS7 of the Copeland Local Plan 2021-2039.

Land affected by contamination – Reporting of unexpected contamination

4. 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 shall be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted to 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.

Noise from Construction Works

5. 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 and Saturday 08.00 – 13.00 and at no time on Sundays or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site shall only take place within the permitted hours detailed above unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development.

External Finish to exposed Wall

6. The new gable wall shall be finished with a K rend, colour Cinnamon. In accordance with the details set out on the plan, drawing number LUF-NOR-01-ZZ-D-A-21202 Rev P06, Works to form new gable wall

Reason

To ensure a satisfactory external appearance in accordance with Policy DS4 of the Copeland Local Plan 2021-2039

Breeding Birds

7. Development shall Implement all of the recommendations and mitigation measures contained in the Breeding Birds Survey prepared by Tetra Tech, reference 784-B065555, dated August 2024 Works shall be carried out between the months of September and March to avoid breeding birds.

The development shall be carried out in accordance with the approved document thereafter

Reason

To protect the ecological interests of the site and surrounding area in accordance with Policy N1 of the Copeland Local Plan 2021-2039.

Bats

8. Development shall be carried out in accordance with the details set out in the Bat Roost Survey Report prepared by Tetra Tech, reference 784-B065555, dated August 2024. All enhancement and mitigation measures including the specification and siting of bat boxes shall be submitted to and approved in writing prior to their installation on the site.

Reason

To protect the ecological interests of the site and surrounding area in accordance with Policy N1 of the Copeland Local Plan 2021-2039.

Informative Notes

Highways

It is understood that measures are to be put in place to clean the wheels of construction vehicles to prevent mud contaminating the highway. Please note the contractor is responsible for ensuring that the surfaces to adjoining roads remains clean at all times during the Contract.

Biodiversity Net Gain – Exemption Applicable

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 exemption: De Minimis

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. In this context, having identified matters of concern with the application as originally submitted and, if applicable, following negotiations with the applicant, acceptable amendments and solutions to the proposal have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

Please read the accompanying notice



Nick Hayhurst
Head of Planning and Place
Thriving Places

26th September 2025

**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.